

## **CITY COUNCIL AGENDA**

### **COUNCIL CHAMBERS – 57 EAST FIRST STREET**

Monday, March 3, 2008  
5:45 P.M.

Invocation by Sr. Pastor Ottley W. Holmes, Jr., Shiloh Missionary Baptist Church.

Pledge of Allegiance.

Mayor's Welcome.

### **CITIZEN PARTICIPATION**

All citizens are permitted and encouraged to speak on agenda items. If you are interested in speaking on an agenda item, please fill out a blue card in the back of the room and give it to the City Clerk. When the Council considers the item, you will be called to the podium to provide your comments.

### **CONSENT AGENDA**

All items listed with an asterisk (\*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

***(Members of the Mesa City Council will attend either in person or by telephone conference call).***

MESA CITY COUNCIL  
March 3, 2008  
Page 2

1. Take action on all consent agenda items.
- \*2. [Approval of minutes](#) of previous meetings as written.
3. Conduct a public hearing and take action on the annual assessments for the Mesa Town Center Improvement District No. 228:
  - 3a. Public hearing on the proposed annual assessments for the Mesa Town Center Improvement District No. 228.
  - 3b. Take action on the following resolution:

Approving the proposed rate adjustment for the [Mesa Town Center Improvement District No. 228](#). The proposed rate adjustment will increase the annual assessments three percent (3%) per year for the next four (4) years (FY 08/09, 09/10, 10/11 and 11/12).
4. Conduct a public hearing on the proposed FY 2008/2009 [CDBG/HOME/ADD/ESG](#) programs.
5. Take action on the following contracts:
  - \*5a. Dollar Limit Increase to the [Supply Contract for Paint and Sundry Supplies](#) for various City Departments.

The Procurement Services Department recommends increasing the dollar limit of the Mesa contract to ICI Dulux Paints by \$23,000.00 to \$88,000.00 annually including applicable sales tax, based on estimated requirements.
  - \*5b. [One-Year Renewal Supply Contract for Sign Sheeting](#) for the Transportation Department, Field Operations Division.

The Procurement Services Department recommends authorizing renewal to 3M Company, Traffic Safety Systems at \$60,000.00 annually, including applicable use tax, based on estimated requirements.

MESA CITY COUNCIL  
March 3, 2008  
Page 3

- \*5c. [Three-Year Supply Contract for Anodeless Service Risers](#) for Materials & Supply Warehouse Inventory for the Utilities Department, Gas Division.

The Procurement Services Department recommends awarding the contract to the lowest, responsive and responsible bidder, R. W. Lyall & Co., Inc. at \$136,497.50, including applicable use tax.

- \*5d. [Purchase of Hardware and Software for Meter Reading System Upgrade](#) for the Financial Services Operations Department, Customer Service Operations (**Sole Source**).

The Procurement Services Department recommends awarding the contract to the sole source bidder, Itron, Inc. at \$330,061.25, including applicable sales tax.

- \*5e. [Purchase 485 Chairs and Repair 1,765 Chairs for the Mesa Convention Center](#).

The Procurement Services Department recommends approving purchase off the U.S. Communities contract with Virco, Inc. at \$143,586.09, including applicable use tax, shipping and installation labor.

- \*5f. [Purchase of One Full-Size SUV](#) for the Mesa Police Department (Addition to the Fleet) (Fully Grant Funded Homeland Security LETPP Grant Program).

The Procurement Services Department recommends authorizing purchase from the State of Arizona contract with Five Star Ford at \$50,133.89, including upfitting and applicable sales tax.

- \*5g. [Purchase of Six \(6\) Replacement Intelligent Servers](#) for the Utilities Department, Electric Division (**Single Bid**).

The Procurement Services Department recommends awarding the contract to the sole source bidder, Schweitzer Engineering Laboratories, Inc. at \$55,870.85, including applicable use tax.

MESA CITY COUNCIL  
March 3, 2008  
Page 4

- \*5h. [Purchase of Replacement Natural Gas Line Tapping Equipment](#) for the Utilities Department, Gas Division.

The Procurement Services Department recommends awarding the contract to the lowest, responsive and responsible bidder, Tri-Pacific Supply, Inc. at \$33,739.20, including applicable use tax.

- \*5i. [Purchase of Six \(6\) Replacement Hand-held Thermal Imaging Cameras](#) and Accessories for the Mesa Fire Department (**Sole Source**).

The Procurement Services Department recommends accepting the sole source bid from LN Curtis & sons at \$74,727.00, including applicable sales tax.

- \*5j. [Replaster Pools](#) at Franklin Elementary (1753 East 8<sup>th</sup> Avenue), Shepherd Junior High School (1407 North Alta Mesa Drive) and Fremont Junior High School (1001 North Power Road), City of Mesa Project No. 07-008-001.

This project will remove and replace the existing plaster lining on swimming pools at Franklin Elementary School, Shepherd and Fremont Junior High School and will upgrade the existing pool drains to meet the current requirement of the Maricopa County Environmental Services Department (MCESD).

Recommend award to the low bidder, Aquatic Builders, in the amount of \$84,125.00 plus an additional \$8,412.50 (10% allowance for change orders) for a total award of \$92,537.50. Funding for this project is available from the approved FY 07/08 Parks, Recreation and Commercial Facilities Operating Budget.

MESA CITY COUNCIL  
March 3, 2008  
Page 5

6. Introduction of the following ordinances and setting March 17, 2008, as the date of the public hearing on these ordinances:
- \*6a. **Z07-96 (District 5)** The 5600 block of East Thomas Road (south side). Located west of Recker Road on the south side of Thomas Road (25± acres). Rezone from R1-90 to PEP PAD. This request will allow for the future development of a business park. Van Bethancourt, Red Mountain Commerce Park, LLC, owner; Josh Hannon, EPS Group, Inc., applicant/engineer. ***(Held a neighborhood meeting, notified property owners, homeowners associations and registered neighborhoods.)***
- P&Z Recommendation: Approval with Conditions.  
(Vote: 7-0)
- \*6b. **Deleted. (See Agenda Item 6.1a)**
- \*6c. **Z08-06 (District 1)** 1010 North Country Club Drive. Located west of Country Club Drive and south of Brown Road (20± acres). Rezone from R-4 and C-1 to PEP-BIZ-CUP and Site Plan Review. This will allow for the redevelopment of a hospital building into offices and training facilities and the construction of a technology center. Kip Edwards, Banner Health, owner; Beth Harmon-Vaughan, Gensler, applicant; David V. Pickens, KPFF Consulting Engineers, engineer. ***(Held a neighborhood meeting, notified property owners, homeowners associations and registered neighborhoods.)***
- P&Z Recommendation: Approval with Conditions.  
(Vote: 7-0)

MESA CITY COUNCIL  
March 3, 2008  
Page 6

- \*6d. [Z08-07 \(District 5\)](#) 1527 North Greenfield Road. Located on the east side of Greenfield Road and south of McKellips Road (2.38+/- acres). Rezone from R-4 to O-S and Site Plan Review. This request will allow for the development of a medical office complex. Tom Stapley, Treehouse Joshua Office, LLC, owner; Daniel Brock, Brock, Craig and Thacker Architects, LTD., applicant; Jared Cox, P.E., Atwell-Hicks Development Consultants, engineer. ***(Held two neighborhood meetings, notified property owners, homeowners associations and registered neighborhoods.)***

P&Z Recommendation: Approval with Conditions.  
(Vote: 7-0)

- \*6e. [Z08-09 \(District 5\)](#) The 2200 and 2400 blocks of North Hawes Road (east side) and the 8400 to 9000 blocks of East McLellan Road (north side). Located west of Ellsworth Road and north and south of McKellips Road (109.67± acres). Modification of the Stone Bridge Mountain Development Master Plan (DMP). Rezone from R1-35 (conceptual R1-15 and R1-9) to R1-9 PAD and R1-35 PAD and Site Plan Review. This will allow for the development of residential subdivisions. Pinnacle Ridge Holdings, LLC, Jeff Blandford, manager, owner; Paul Dugas, applicant; Darrell D. Smith, P.E., Wood, Patel & Associates, Inc. engineer. ***(Held three neighborhood meetings, notified property owners, homeowners associations and registered neighborhoods.)***

P&Z Recommendation: Approval with Conditions.  
(Vote: 7-0)

- \*6f. [Z08-11 \(District 3\)](#) 805 and 913 West Southern Avenue. Located east of Alma School Road and south of Southern Avenue (19± acres). Site Plan Review for the entire 19± acres, which is part of the "Fiesta Quadrant" DMP, and Rezone from C-2 and C-2 [conceptual BIZ] to C-2-BIZ-CUP (0.25± acres), R-4-BIZ (15.25± acres) and C-2-BIZ (3.5± acres). This request will allow for the development of residential and commercial/office uses. Edward B. Frankel, Trustee of the Frankel Family Trust, owner; Reese Anderson, Pew and Lake, PLC, applicant; Robert Byall, PE,

MESA CITY COUNCIL  
March 3, 2008  
Page 7

David Evans and Associates Inc., engineer. ***(Held a neighborhood meeting, notified property owners, homeowners associations and registered neighborhoods.)***

P&Z Recommendation: Approval with Conditions.  
(Vote: 6-0 with Boardmember Carter absent)

6.1. Introduction of the following ordinance and setting  
April 7, 2008, as the date of the public hearing on this ordinance:

- \*6.1a. **208-05 (District 3)** The 2200 and 2300 blocks of South Country Club Drive (west side). Located south of Baseline Road on the west side of Country Club Drive (15± acres). Site Plan Review and Council Use Permit. This request will allow the development of a big box retail development in an M-1 zoning district larger than 10,000sf. Brandon Wolfswinkel, Vanderbilt Farms, LLC, owner; W. Ralph Pew, Pew and Lake, PLC, applicant; Peter Vesecky, P.E., DEI Professional Services, engineer. ***(Held a neighborhood meeting, notified property owners and the neighborhood steering committee.)***

P&Z Recommendation: Approval with Conditions.  
(Vote: 7-0)

7. Take action on the following resolutions:

- \*7a. Approving and authorizing the City Manager to approve a [Grant Agreement between the City of Mesa and the National Children's Alliance](#) to secure grant funds in the amount of \$10,000 for computer equipment for the Center Against Family Violence to investigate child exploitation cases.
- \*7b. Approving and authorizing the City Manager to execute an [Intergovernmental Agreement between the City of Mesa and the Mesa Unified School District No. 4](#), for cost sharing in the design, construction, and construction management of yellow flashing lights in the school zones on Brown Road, between Power Road and Sterling, and on Southern Avenue, between Higley Road and 48th Street. The City's share of the construction cost is estimated at \$27,500.

MESA CITY COUNCIL  
March 3, 2008  
Page 8

- \*7c. Approving and authorizing the City Manager to amend the [Intergovernmental Agreement with the Arizona Department of Commerce](#) for the weatherization assistance program. The amendment includes \$1,548.00 additional Low-income Home Energy Assistance Program funding.
- 8. Discuss, receive public comment, and take action on the ordinances introduced at a prior Council meeting. Any citizen that wants to provide comment should submit a blue card to the Clerk before the item is voted on. If a citizen wants to comment on an item listed with an asterisk (\*), a blue card must be given to the Clerk before Council votes on the consent agenda.
- \*8a. [Z07-122 \(District 5\)](#) 7336 East Main Street, Suite 14. Located west of Sossaman Road on the north side of Main Street (23,106 square feet). Council Use Permit to allow for a nightclub in a C-2 zoning district. Michael A. Pollack, Pollack Investments, owner; Reese Anderson, Pew and Lake, PLC, applicant. (***Held a neighborhood meeting, notified property owners, homeowners associations and registered neighborhoods.***)  
  
P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Adams absent).
- \*9. [Assign delinquent accounts](#) to collections services for the three-month period ending December 31, 2007, totaling \$534,700.
- 10. Take action on the following subdivision plat:
  - \*10a. [“SUNLAND SPRINGS VILLAGE UNIT SEVEN PHASE ONE” \(District 6\)](#) The 11000 to 11500 blocks of East Guadalupe Road (north side) located north and east of Guadalupe Road and Signal Butte Road. 82 R1-6 DMP single residential lots (36.60 ac) Transnation Title Insurance Company, Henry D. Iedema, assistant secretary, trustee; Robert J. Blake, Clouse Engineering, Inc., engineer.
- 11. Items from citizens present. (Maximum of three speakers for three minutes per speaker).