

## **CITY COUNCIL AGENDA**

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

Tuesday, February 22, 2005

5:45 P.M.

Invocation by Pastor Doug Davidson, Trinity Baptist Church.

Pledge of Allegiance.

Mayor's Welcome.

1. Consider all consent agenda items.

### **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 so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item.

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

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3. Conduct a public hearing for the FY 2005-2009 Strategic Plan which describes how the City of Mesa will pursue goals for assisted housing needs and non-housing community development programs eligible under the Housing and Urban Development's federal programs

**NEW ITEM** 3.1. Conduct a public hearing concerning the recommended changes to the development impact fee program including: public safety, fire, and cultural impact fees.

4. Consider the following liquor license applications:

**OFF  
CONSENT**

- 4a. STAN TROUTMAN, PRESIDENT

Special Event License application for Stan Troutman, President, Mesa Hohokams, a one-day civic event to be held on Thursday, March 10, 2005, from 5:00 P.M. to 11:00 P.M. at 1235 N. Center Street. The City of Mesa and Hohokam Stadium will suspend its liquor license from 4:00 to 11:00 P.M. for this event. District #1.

**OFF  
CONSENT**

- 4b. STAN TROUTMAN, PRESIDENT

Special Event License application for Stan Troutman, President, Mesa Hohokams, a one-day civic event to be held on Thursday, March 17, 2005, from 5:00 P.M. to 11:00 P.M. at 1235 N. Center Street. The City of Mesa and Hohokam Stadium will suspend its liquor license from 4:00 to 11:00 P.M. for this event. District #1.

- \*4c. SAAD NEMER SAAD, AGENT

New Beer & Wine Store License for ARCO AM/PM, 1163 W. Broadway Road. This is an existing business. The license previously held at this location by Eleanor Marie Garcia, Agent, Express Stop, Inc., will revert back to the State. District #4.

- \*4d. VINAY K. BINJRAJKA, AGENT

New Beer & Wine Store License for Shell, 6806 E. Brown Road. This is an existing business. The license previously

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held at this location by Gregory M. Sargovetz, Agent, C&M Convenience Stores, Inc., will revert back to the State.  
District #5.

\*4e. SUBHASH KUMAR THATHI, AGENT

New Beer & Wine Store License for Shell, 2015 W. University Drive. This is an existing business. The license previously held at this location by Rodney S. Herbert, Agent, Reays Ranch Investors, LLC, will revert back to the State.  
District #3.

\*4f. RANDY D. NATIONS, AGENT

New Restaurant License for Amazing Jake's Pizza Factory, 1830 E. Baseline Road. This is new construction. No previous liquor licenses at this location. District #4.

5. Consider the following contracts:

\*5a. Additional purchase option for Caustic Soda, as requested by the Utilities Department. (Contract 2003132)

The Purchasing Division recommends a dollar limit increase to the contract for Caustic Soda (item 3) to UniVar USA, Inc. at \$58,800.00 based on estimated requirements.

\*5b. Flow Grid Regulators as requested by the Utilities Gas Division. (Contract 2005107)

The Purchasing Division recommends accepting the only bid by Tri-Pacific Supply, Inc. at \$27,540.48 including applicable use tax. (Sole Source)

\*5c. Additional purchase option for Pad Mounted Switchgear as requested by the Electric Division. (Contract 2004144)

The Purchasing Division recommends exercising an additional purchase option with the original low bid by G & W Electric Company c/o Clark Power Products at \$68,794.38.

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- \*5d. Three-year supply contract for Pipe Repair Clamps for Gas, Sewer & Water Service for Warehouse Inventory as requested by the Utilities Gas Division.

The Purchasing Division recommends accepting the overall low bid meeting specifications by Arizona Water Works Supply for \$44,285.45 based on estimated annual requirements.

- \*5e. Self-contained Breathing Apparatus as requested by the Fire Department. (Contract 2005106)

The Purchasing Division recommends accepting the low bid by First In, Inc. at \$348,730.60 including applicable sales tax.

- \*5f. Municipal Building Screen Wall Repairs, City of Mesa Project No. 03-003-002.

This project will replace the damaged blocks and mortar joints to prolong the service life of the screen wall and provide for safer conditions around the Municipal Building.

This project will also include the painting of the screen walls and an upgrade to the connection between the masonry screen wall and the supporting concrete columns.

Recommend award to low bidder, HH Construction, in the amount of \$214,296.35 plus an additional \$21,429.64 (10% allowance for change orders) for a total award of \$235,725.99.

- 6. Introduction of the following ordinances and setting March 7, 2005, as the date of public hearing on these ordinances:

- \*6a. Repealing the existing Personnel Rules applicable to City of Mesa employees and adopting by reference new Personnel Rules.

- \*6b. Amending the Mesa City Code Title II, Chapter 23; Mesa Housing Services Governing Board by revising Housing and Human Services Advisory Board to Housing Advisory Board.

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- \*6c. Amending the Mesa City Code Title II, Chapter 2; revising Housing and Human Services Advisory Board to Human Services Advisory Board, adding Meeting Section and amending all references to Housing Services.
- \*6d. Creating a Housing Advisory Board; providing for the appointment of members thereon and defining the powers and duties of the Board; amending the Mesa City Code by adding to Title II a new Chapter 24; and establishing an effective date.
- 6e. Moved to agenda item 6.1a.
- 6f. Moved to agenda item 6.1.b.
- 6g. Moved to agenda item 6.1.c.
- 6h. Moved to agenda item 6.1.d.
- \*6i. **Z04-106 (District 5)** 2759 North Val Vista Drive. Located east of Val Vista Drive and south of McDowell Road (2.47 ac.). Rezone from R1-35 to O-S-PAD and Site Plan Review to allow for the development of office buildings. Saager Development, L.L.C., (Eric Faas) owner/applicant.
- \*6j. **Z05-01 (District 6)** 1825 South Val Vista Drive and Inverness Avenue. Located north and east of Baseline Road and Val Vista Drive (2.47 ac.). Site Plan Modification. This request is for the development of a bank. State Farm Mutual; Steven Kalaskie (Director), owner; Jeremy Jones, DWL Architects, applicant.
- \*6k. **Z05-02 (District 5)** 2830 North Norwalk. Located north and west of McDowell Road and Greenfield Road (5.13 ac.). Site Plan Modification. This request is for the development of industrial buildings. Viewpoint Resort (Dan Reeb), owner; Gregory Hitchens, applicant.
- \*6l. **Z05-05 (District 6)** The 9000 block of East Guadalupe Road (south side). Located south and west of Guadalupe Road and Ellsworth Road (8.2 ac.). Rezone from R-2 DMP to R-2 BIZ-PAD-DMP and site plan review.

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This request is to allow for the development of a town home development. Donald J. Zeleznail, owner; Jason P. Allen, applicant.

- \*6m. **Z05-06 (District 6)** 6225 East Test Drive. Located south and west of US 60 and Superstition Springs Boulevard (3.18 ac.). Rezone from M-1 PAD to M-1 PAD BIZ and site plan review. This request is to an allow auto dealer facility to exceed the maximum number of permitted stories. John Stalupi Jr., owner; Barry Barcus, applicant.
- \*6n. **Z05-07 (District 4)** The 800 block of West Broadway Road (south side). Located on the southwest corner of Broadway and Extension Roads (0.87 ac.). Rezone from M-1 to M-1 PAD and site plan review. This request is to facilitate individual building ownership in an existing industrial commercial development. R. Cutler, owner; Gary D. Wenger, applicant.
- \*6o. **Z05-08 (District 5)** 6116 East Arbor Avenue. Located south and east of Main Street and Recker Road (4.59 ac.). Rezone from C-2 to C-2 PAD and site plan review. This request is to allow for medical office condominiums. Michael Hamberlin, owner; Steven Nevala, applicant.
- \*6p. **Z05-09 (District 6)** 10646 East Pecos Road. Located north and west of Pecos Road and the alignment of Signal Butte Road (2.9 ac.). Site Plan Review. This request is to allow for a general contractors yard and associated office. Dave Jarvis, owner; Laurel Hodges, applicant.
- \*6q. **Z05-10 (District 5)** 6740 East University Drive. Located north and west of University Drive and Power Road (1.08 ac.). Site Plan Modification. This request is to allow for the development of an inline general commercial center. Dan Mikalacki, owner/applicant.
- \*6r. **Z05-11 (District 6)** The 5200 to 5300 Block of East Southern Avenue (south side). Located south of Southern Avenue and east of Higley Road (1.38 ac.). Site Plan Modification. This request is to allow for the development of

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a retail pad for a car wash. Rick Stertz, Strategic Asset Acquisition, LLC, owner; Rick Huch, Seaver Franks Architect Inc., applicant.

- \*6s. **Z05-12 (District 6)** The 4600 to 5600 blocks of South Mountain Road (west side) and the 10800-11200 blocks of East Galveston Street (north side). Located east of the Signal Butte Road alignment, north and south of Ray Road. (572.71 ac.). Rezone from Maricopa County Rural-43 to City of Mesa R1-43. This case involves the establishment of City zoning on recently annexed property. Pulte Homes (Andrew E. Moore with Earl, Curley & Lagarde, P.C.), owner; City of Mesa, applicant.
- \*6t. **Z05-13 (District 6)** 4566 East Inverness Avenue. Located north of Baseline Road and east of Greenfield Road. (2.24 ac.). Modification to the PAD overlay. This request is to allow the subdivision of an existing office building. East Valley Medical Office Building, LLC, owner; Mark Mullen, applicant.
- \*6u. **Z05-14 (District 2)** 1905 South Lindsay Road. Located north of Baseline Road and east of Lindsay Road. (0.87 ac.). Rezone from R1-9 to O-S and Site Plan Review. This request is to allow for the development of offices. Kenneth D. Russell, owner; Christian Bowers, Piping Systems, applicant.

6.1. Introduction of the following ordinances and setting March 21, 2005, as the date of public hearing on these ordinances:

- OFF  
CONSENT** 6.1a. Amending Title 5, Chapter 17, Table 5, of the Mesa City Code, relating to Fire Development Impact Fees.
- OFF  
CONSENT** 6.1b. Amending Title 5, Chapter 17, Table 5, of the Mesa City Code, relating to Public Safety Development Impact Fees.
- OFF  
CONSENT** 6.1c. Amending Title 5, Chapter 17, Table 5, of the Mesa City Code, relating to Cultural Facility Development Impact Fees.
- OFF  
CONSENT** 6.1d. Amending Title 5, Chapter 17, of the Mesa City Code, relating to Development Impact Fees.

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7. Consider the following resolutions:

- \*7a. Granting an underground power easement to Salt River Project in the 7000 block of East Warner Road.

This easement is necessary to provide power to the City Sewer Lift Station.

- \*7b. Authorizing the City Manager or his designee to execute an agreement between the City of Mesa and Pre-Hab of Arizona for funding from the State of Arizona Summer Youth Employment Training Program.

- \*7c. Extinguishing a portion of a Public Utility Easement on Lot 185 of COURY ESTATES UNITS 6 & 7, located at 801 North Harris Street.

This easement is no longer required.

- \*7d. Approving and authorizing the City Manager to execute an Intergovernmental Agreement among the cities of Chandler, Glendale, Goodyear, Mesa, Peoria and Scottsdale relating to joint representation in settlement efforts relating to *Central Arizona Water Conservation District v. United States of America, et al.* (No. CIV 95-625-TUC-WDB).

**NEW  
ITEM**

- \*7e. Amending Resolution No. 8407, which authorized the issuance and sale of City of Mesa Street and Highway Revenue Refunding Bonds, Series 2005, to include provisions required by Financial Security Assurance Inc., the insurer of such Bonds.

8. Consider the following the ordinances:

- \*8a. Providing a monthly communications allowance of up to \$80.00 for the Mayor and City Councilmembers.

- \*8b. **A04-04 (District 6)** Annexing the east side of Power Road between Ray and Williams Field Road. (67.7± acres). Initiated by the property owners (list of property owners attached.)

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**REVISED  
WORDING**

- 8c. Amending the Mesa City Code regarding the following traffic modification:

Speed Limits: 10-4-5 (35 mph) and 10-4-06 (30 mph)

Reducing the speed limit from 35 mph to 30 mph on 1<sup>st</sup> Street from Country Club Drive to Mesa Drive. (Town Center Area, Council District 4).

9. Consider the following subdivision plats:
- \*9a. "CRISMON COMMONS EAST", – (Council District 6) – 1700-1900 blocks of South Crismon Road (east side) located north and east of Baseline Road and Crismon Road. 5 C-2 commercial lots (25.98 ac) Hunsinger Family Limited Partnership, an Arizona Limited Partnership and Crismon of Washington, LLC, a Washington Limited Liability Company, Norma Fay Dobson Toci, Manager, owners; Anderson-Nelson, Inc., engineer.
  - \*9b. "CRISMON COMMONS WEST", – (Council District 6) – 1700-1900 blocks of South Crismon Road (west side) located north and west of Baseline Road and Crismon Road. 7 C-2 commercial lots (20.79 ac) Hunsinger Family Limited Partnership, an Arizona Limited Partnership and Crismon of Washington, LLC, a Washington Limited Liability Company, Norma Fay Dobson Toci, Manager, owners; Anderson-Nelson, Inc., engineer.
10. Items from citizens present. (Maximum of three speakers for three minutes per speaker).