

# COUNCIL MINUTES

April 7, 1997

The City Council of the City of Mesa met in a Regular Council Meeting in the upper level of the Council Chambers, 57 East 1st Street, on April 7, 1997 at 5:45 p.m.

## COUNCIL PRESENT

Pat Gilbert  
John Giles  
Dennis Kavanaugh  
Joan Payne  
Wayne Pomeroy  
Jim Stapley

## COUNCIL ABSENT

Mayor Wayne Brown  
  
POLICE OFFICER  
PRESENT  
  
Robert Nesbit

## OFFICERS PRESENT

C.K. Luster  
Neal Beets  
Barbara Jones

Vice Mayor Gilbert excused Mayor Brown from the meeting.

The invocation was given by Reverend Myers, Trinity Baptist Church.

The Pledge of Allegiance was led by Shane Figueroa, Troop 952.

(Vice Mayor Gilbert announced that the next Regular Council Meeting will be held on Wednesday, April 23, 1997.)

### 1. Approval of minutes of previous meetings as written.

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, that the minutes of March 13, 14, 17, 21, and 26, 1997 be approved.

Vice Mayor Gilbert declared the motion carried unanimously by those present.

### 2. Consider all consent agenda items.

At this time, all matters on the consent agenda were considered or were removed at the request of a member of the Council. All items identified in these minutes with an asterisk (\*) were approved with one Council action.

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, that the consent agenda items be approved.

Vice Mayor Gilbert declared the motion carried unanimously by those present.

3. Consider the following liquor license applications.

\*a. LINDA VOLHEIN, DIRECTOR

Special event license application of Linda Volhein, Director, for Florence Crittenton Services of Arizona, Inc., a one-day charitable event to be held Saturday, April 12, 1997 from 7 p.m. to Midnight, at 1312 West Southern Avenue, #1, The Tinderbox.

\*b. MICHAEL MERCER, MEMBER

Special event license application of Michael Mercer, Member, for Mesa Police Association, Inc., a one-day fraternal event to be held Friday, May 16, 1997 from 6 p.m. to 1 a.m., at 4601 East Main Street, Greenfield Village Resort.

\*c. DONALD W. STRAUCH, PRESIDENT

Special event license application of Donald W. Strauch, President, for Sister City Association of Mesa, a two-day charitable event to be held Friday, May 2, 1997 from 6 p.m. to 10 p.m. and Saturday, May 3, 1997 from 10 a.m. to 10 p.m., at 0-100 Block of North Macdonald Street.

\*d. DANTE A. HASSO, INDIVIDUAL

New beer and wine store license for Lucky 7 Convenience Mart, 724 West University Drive. The license previously held at this location by Mai Dao, Owner, Lucky 7 Convenience Mart, will revert back to the State.

4. Consider the following contracts.

- \*a. One new aerial lift platform truck to be used by traffic signal maintenance for installing traffic signal heads and for maintaining the illuminated street name signs as requested by the Transportation Division.

The Purchasing Division recommends accepting the low bid meeting specification by Utility Trailer Sales of Arizona for a total of \$95,720.00 plus 7.05% sales tax of \$6,748.26 and a 5-year extended transmission warranty at \$500.00, for a grand total of \$102,968.26.

- \*b. One replacement automatic paper punch/binder as requested by the Printing and Graphics Services Division.

The Purchasing Division recommends accepting the only bid by General Binding Company at \$14,601.00 plus 7.05% sales tax of \$1,029.37 for a total of \$15,630.37.

- \*c. Annual supply contract for leather gloves for warehouse inventory to be used by various departments.

The Purchasing Division recommends accepting the low bid by Western Safety & Supply at \$10,050.00 plus 7.05% sales tax of \$708.52 for a total of \$10,758.52.

- \*d. One portable fingerprint workstation as requested by the Police Department.

The Purchasing Division recommends accepting the only bid by Payton Scientific Inc. at \$16,980.00 plus 5% use tax of \$849.00 for a total of \$17,829.00.

- \*e. One-year renewal of the TimeOut community services magazines as requested by the Community Services Department.

The Purchasing Division recommends exercising the second and final one-year renewal option with the original low bidder, Cox Publications, at \$64,892.00 plus 5.75% sales tax of \$3,731.29 for a total of \$68,623.29 based on estimated requirements.

- \*f. One-year renewal of the annual supply contract for fertilizers used at City Parks and Golf Courses.

The Purchasing Division recommends exercising the only one-year renewal option with the original overall low bid meeting specification by Fertizona (base bid) at \$116,157.05 plus 6% sales tax of \$6,969.42 for a total of \$123,126.47 based on estimated requirements.

- \*g. One-year renewal of the annual supply contract for street sweeper brooms as requested by Fleet Support Services.

The Purchasing Division recommends exercising the second and final one-year renewal option with the lowest overall bid by West Coast Equipment & Parts for annual purchases estimated at \$37,264.80 plus 7.05% sales tax of \$2,627.16 for a total of \$39,891.96.

- \*h. One-year renewal of the annual supply contract for automotive alternators and starters as requested by Fleet Support Services.

The Purchasing Division recommends exercising the second and final one-year renewal option with the lowest overall bid by Copperstate Automotive Products, Inc. for annual purchases estimated at \$24,000.00.

- \*i. Traffic signal poles and mast arms for warehouse inventory to be used by the Transportation Division.

The Purchasing Division recommends accepting the low bids as follows:

Items 1, 4, and 6 from Ameron Pole Products at \$11,138.00 plus 7.05% sales tax of \$785.22 for a total of \$11,923.22;

Items 2 and 3 from Union Metal Corp. at \$32,344.00 plus 5% use tax of \$1,617.20 for a total of \$33,961.20; and

Item 5 from Valmont Ind. at \$3,450.00 plus 7.15% sales tax of \$246.67 for a total of \$3,696.67.

The combined award is then \$49,581.09.

- \*j. One replacement tractor with a front end loader as requested by Falcon Field Airport.

The Purchasing Division recommends accepting the low bid by Arizona Machinery Company at \$33,400.00 plus the forklift option of \$700.00 and 7.25% sales tax of \$2,472.25 for a grand total of \$36,572.25.

- \*k. Six modular employee workstations and Conference/Training room furniture for the Police Identification Services Section as requested by the Police Department.

Council is requested to authorize purchase from the State of Arizona contract with Goodman's Inc. for a total of \$20,378.53 including materials, design services, delivery, installation, and applicable sales tax.

- \*l. Landscape maintenance services at the City's parks and retention basins in the area designated as Zone 3 as requested by the Parks Maintenance Division.

The Purchasing Division recommends accepting the second low bid by Landscape Maintenance Services at \$166,257.00 based on estimated requirements.

- \*m. Overhaul of helicopter turbine engine module as requested by the Police Department.

The Purchasing Division recommends accepting the lowest bids meeting specifications as follows:

Items 1 and 2 to Standard Aero at \$8,930.00 plus 5% use tax of \$446.50 for a total award of \$9,376.50;

Item 3 to Dallas Airmotive, Inc. at \$680.00 plus 5% use tax of \$34.00 for a total of \$714.00; and

Item 4 to U.C. Airwork Corporation for total repairs estimated at \$24,500.00.

The combined award is then \$34,590.50. All of the items are recommended to the lowest bidder except Item 2. For that item, the apparent low bidder, Dallas Airmotive, based their price on receiving a trade-in unit from the City, which was not part of the specification and which will not be provided. Without the trade-in, their price would be much higher than Standard Aero.

- n. Main Library Expansion and Remodel.

This project involves an interior expansion and remodel in the existing library building located at 64 East First Street.

Recommend award to low bidder, Concord Companies, Inc., in the amount of \$2,644,500.00.

Library Director Vince Anderson provided a brief synopsis of the proposed main library expansion and remodeling project.

In response to a question from Councilmember Kavanaugh, Mr. Anderson said that the proposed remodeling project will be completed in three phases beginning June 1997 and ending June 1998. Mr. Anderson added that construction will occur during the evening, which will allow the library to remain open and create only minor disruption. Mr. Anderson advised that a brochure is being developed to provide citizens information relative to the remodeling project.

Luule Brando, 61 South Macdonald, noted the importance of a library to the community but indicated opposition to the expenses involved in the proposed project.

Bill Brando, 61 South Macdonald, expressed concerns relative to the cost of the proposed remodeling project and requested that he be provided with a list of businesses which bid on the project.

Councilmember Kavanaugh spoke in support of the proposal. Councilmember Kavanaugh stated that the project was approved by the voters more than three years ago and would bring the library into conformance with ADA requirements.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Giles, that recommendations of staff be approved.

Vice Mayor Gilbert declared the motion carried unanimously by those present.

- \*o. Street Light Improvements on South Longmore Street (Baseline Road to Superstition Freeway) West Juanita (Pennington to Longmore) Center Street (Southern Avenue to Broadway Road) Project #96-50.

This project consists of installing new streetlights on Longmore from Baseline Road to the Freeway, on Juanita from Pennington to Longmore, and on Center Street from Southern Avenue to 10th Avenue.

Recommend award to low bidder, AJP Electric, Inc., in the amount of \$109,790.00.

- \*p. Bus stop improvements, Phase III, installation of shelter/bench units, Federal Transit Administration (FTA) funds.

This project involves the installation of eight (8) bus stops throughout the City.

Recommend award to low bidder, Heller Contracting, Inc., in the amount of \$53,617.00.

5. Introduction of the following ordinances and setting April 23, 1997 as the date for the public hearing on these ordinances.

(Note: City Council introduction of ordinances does not necessarily reflect City Council approval of the ordinances. Introduction of ordinances sets in motion the public posting and advertising process for ordinances so that the City Council can hear from concerned citizens at the public hearing.)

- \*a. Modifying Title 9, Chapter 1, of the Mesa City Code pertaining to utility company improvements within City right-of-ways and easements.

- \*b. **Z96-87** The southeast corner of Guadalupe Road and Ellsworth Road. Rezone from AG to R1-7, R1-6, R1-6-PAD, R-4 and C-2 within a Development Master Plan (317± acres). This case involves a DMP containing 1050± single-residence lots and future multi-residence and commercial tracts.
- \*c. **Z96-94** The southeast corner of Crismon Road and Guadalupe Road. Rezone from AG to R1-7, R1-6 and R1-6-PAD with a DMP overlay (275± acres). This case involves a single-residence community with approximately 980 lots.
- \*d. **Z96-95** The northeast corner of Hawes Road and Guadalupe Road. Rezone from AG to R1-7-PAD and conceptual R-3 and C-2 with a DMP overlay (155± acres). This case involves a development containing approximately 360 single-residence lots and tracts for future multi-residence and commercial uses.
- \*e. **Z97-4** 50071 East Main Street. Modification of the development master plan (150± acres). This case is a request to change the required yard setbacks for "Venture Out."
- \*f. **Z97-14** The 1700-1900 blocks of South Greenfield Road (east side). Rezone from C-2-PAD and M-1-PAD to M-1-BIZ (49.4 acres). This case involves the development of a film production studio campus.
- \*g. **Z97-16** The 600 block of West Southern Avenue (south side). Rezone from R1-6 to O-S (1± acre). This case involves the development of a law office.
- \*h. **Z97-18** 3015 East Main Street. Rezone from C-2 to C-3 (2± acres). This case involves rezoning an existing facility to allow a furniture refinishing use to occupy a portion of the building.
- \*i. **Z97-19** Parcel 15 at Las Sendas. Rezone from R1-90-DMP (Conceptual R1-7-PAD) to R1-9-PAD-DMP (23± acres). This case involves the development of a 70-lot subdivision.
- \*j. **Z97-20** Parcel 16 at Las Sendas. Rezone from R1-90-DMP (Conceptual R1-9-DMP) to R1-9-PAD-DMP (35± acres). This case involves the development of a 105-lot subdivision.
- \*k. **Z97-21** Parcel 28 at Las Sendas. Rezone from R1-35-DMP and R1-90-DMP (Conceptual R1-9-DMP) to R1-7-PAD-DMP (27± acres). This case involves the development of a 115-lot subdivision.
- \*l. **Z97-22** Parcel 42 at Las Sendas. Rezone from R1-9-DMP and R1-90-DMP (Conceptual R1-15-DMP) to R1-9-PAD-DMP (39± acres). This case involves the development of a 57-lot subdivision.
- \*m. **Z97-23** Parcel 43 at Las Sendas. Rezone from R1-15-DMP and R1-9-DMP to R1-15-PAD-DMP (29± acres). This case involves the development of a 92-lot subdivision.
- \*n. **Z97-24** The northeast corner of University Drive and 112th Street. Modification of an approved R1-6-PAD (42± acres). This case involves a 168±-lot single-residence project.

- \*o. Pertaining to building permits and inspections, amending Title 4, Chapter 9 of the Mesa City Code.

6. Reintroduction of the following ordinance and setting April 23, 1997 as the date of public hearing on this ordinance.

- \*a. **Z97-12** South of the southeast corner of Greenfield Road and Adobe Road. Rezone from AG to R1-9 and R1-7 with a PAD overlay (50± acres). This case involves a single-residence subdivision with 148 lots.

\*7. Write-off of utility and miscellaneous accounts.

8. Consider the following resolutions.

- \*a. Vacating and relinquishing all City of Mesa rights to a parcel of land lying south of Vine Street and east of Country Club Drive - Resolution No. 7013.  
  
Vacating is requested in order to clear the property title. Mesa has no known rights to this land.
- \*b. Extinguishing a public utility easement on Lot 13 of Mesa Drive Business Park, Amended Resolution No. 7014.  
  
Easement is not being used and owner has requested it be extinguished.
- \*c. Vacating a portion of public roadway that lies east of Higley Road and south of Delta Avenue -Resolution No. 7015.  
  
The property owner is requesting that this portion of unused right-of-way be vacated.
- \*d. Vacating a portion of public roadway known as Melrose Street, east of Power Road Resolution No. 7016.  
  
The area has been replatted and the right-of-way is no longer needed.
- \*e. Approving and authorizing the City Manager to execute an Intergovernmental Agreement with the Maricopa County Library District concerning a Reciprocal Borrowing Program Resolution No. 7017.
- \*f. Approving the assessment diagram map for West McLellan Road. Scalloped Street Project No. 96-19 - Resolution No. 7018.
- \*g. Setting May 5, 1997 as the hearing date on the assessments for West McLellan Road. Scalloped Street Project No. 96-19 - Resolution No. 7019.
- \*h. Approving and authorizing the City Manager to execute an agreement for the Fiscal Year 1996-1997 Transit Service Agreement between the Regional Public Transportation Authority and the City of Mesa - Resolution No. 7020.

\*i. Approving and authorizing the City Manager to execute an agreement for the Dial-A-Ride transportation between the Regional Public Transportation Authority and the City of Mesa - Resolution No. 7021.

\*j. Approving and authorizing the City Manager to execute a Right-Entry Agreement between the Central Arizona Water Conservation District and the City of Mesa. This will allow the City to construct a 4" H.P. gas main over the CAP at the McKellips Road Bridge - Resolution No. 7022.

\*k. Extinguishing a portion of a public utility easement at 823 North York Circle - Resolution No. 7023.

The property owner is requesting this to accommodate the construction of a new swimming pool.

\*l. Granting an easement for underground power to Salt River Project at Falcon Field Airport - Resolution No. 7024.

The easement is necessary for the installation of underground power to the new Longbow Hangar facility.

9. Consider the following subdivision plats.

\*a. "MESA COURT"- The 1900 block of North Mesa Drive (west side) 35 R-2-PAD patio-home lots (4.62 acres). Nina Development, L.L.C., developer; A-N West, Inc., engineer.

\*b. "DESERT HEIGHTS" - The 8800 block of East University Drive (north side) 100 R-2-PAD patio-home lots (13.2 acres). Desert Heights, L.L.C., developer; Ace Engineering, Inc., engineer.

\*c. "AVALON GROVE" - The 2200 block of North Val Vista Drive (west side) 22 R1-35-PAD single-residence lots (18.71 acres). Avalon Grove, L.L.C., developer; Ace Engineering, Inc., engineer.

10. Adjourn.

It was moved by Councilmember Stapley, seconded by Councilmember Pomeroy, that the Regular Council Meeting adjourn at 6:22 p.m.

Carried unanimously.

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PAT GILBERT, VICE MAYOR

ATTEST:

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BARBARA JONES, CITY CLERK

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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 April 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 30<sup>th</sup> day of April 1997

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BARBARA JONES ,CITY CLERK