

CITY COUNCIL AGENDA

COUNCIL CHAMBERS – 57 EAST FIRST STREET

Monday, September 20, 2004

5:45 P.M.

Invocation by Paul Covert, Prayer Pastor, Central Christian Church of the East Valley.

Pledge of Allegiance.

Presentation of the Don Cooper Memorial Award by the Mesa Public Safety Foundation.

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. Conduct a public hearing and consider the following proposed annexations:
 - a. **A04-09** Annexing the southeast corner of Elliot and Sossaman Road. (59.94± acres). Initiated by the property owner.

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- b. **A04-10** Annexing the southwest corner of Ray Road and South Mountain Road. (160.71± acres). Initiated by the property owner.
 - c. **A04-06** Annexing the northwest corner of Williams Field Road and Mountain Road. (11.97± acres). Initiated by the property owner.
3. Conduct a public hearing on a proposed Minor General Plan Amendment. (See item #9c).
- a. **GPMInor04-06 (District 6)** The 10500-10800 block of East Southern Avenue (south side) and 1200-1600 block of South Signal Butte (west side). Located on the southwest corner of Southern Avenue and Signal Butte Roads (55.51 ac). Minor General Plan Amendment to change existing land use designation from Community Commercial to Regional Commercial. Signal Butte 114, L.L.C. (Michael Hassett), owner; Ralph Pew (Pew and Lake, PLC).
- 3.1. Conduct a public hearing on a proposed Minor General Plan Amendment. (See item #9g).
- a. **GPMInor04-05 (District 6)** The northeast corner of Guadalupe and Signal Butte Roads. Minor General Plan Amendment to change existing land use designations of the Mesa 2025 General Plan Land Use map from Medium Density Residential 4 – 6 (MDR 4-6) to Neighborhood Commercial (NC) of 19.7± gross acres.
4. Conduct a public hearing on rate changes for industrial wastewater utility service for customers outside the City limits. (See item #8c)
- *5. Approval of minutes of previous meetings as written.
6. Consider the following liquor license applications:
- *a. SUSAN S. RINGLER, DIRECTOR

Special Event License application for Susan S. Ringler, Director, Paz de Cristo Community Center, a one-day

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fundraiser to be held Friday, October 8, 2004 from 3:00 to 9:00 P.M. at AJ's, 424 W. Broadway Road. District #4.

*b. JIM BRIAN LUNDQUIST, AGENT

Person Transfer Bar License for The Dog House Bar, 1241 E. Broadway Road, Suite 17. This is an existing business. This is a person transfer from Christian Joseph Battaglia, Agent, CJ's Hideaway Lounge, 1241 E. Broadway Road, Suite 17, Mesa. This license will transfer to the applicant. District #4.

*c. STEPHEN MARK HORTON, AGENT

New Beer & Wine Store License for Chevron, 4353 S. Power Road. This is new construction. No previous liquor licenses at this location. District #6.

*d. DEBORAH ANN WADE, AGENT

New Beer & Wine Store License for M&R Market, 1231 S. Mesa Drive. This is an existing business. The license previously held at this location by Andy Youkhanna, Agent, M&R Market will revert back to the State. District #4.

7. Consider the following contracts:

- *a. Two-year renewal of the supply contract for automotive fasteners, related hardware and electrical supplies as requested by Fleet Support Services.

The Purchasing Division recommends exercising the two-year renewal with the original lowest overall bid by Southwestern Supply Company, Inc. for annual purchases estimated at \$50,000.00.

- *b. Modular workstations, freestanding furniture, tools, equipment, shelving, and theatrical lighting supplies for the new Mesa Arts Center

The Purchasing Division recommends the following awards:

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Authorizing purchase of the modular workstations, chairs, files and related freestanding furniture from the State of Arizona contract with Goodman's, Inc. at \$302,748.10;

Authorizing purchase of power tools, equipment, shelving and related items from the State of Arizona contract with W.W. Grainger, Inc. at \$44,553.72; and

Accepting the low bid from Mainstage Theatrical Supply for lighting fixtures at \$491,769.62.

The combined award is then \$838,787.91.

- c. Bus Pullout and Shelter Relocations at Various Locations. City of Mesa Project No. 00-046.2.

This is part of an on-going improvement project. This phase will relocate 1 existing shelter, install 2 existing shelters that are currently in storage and construct 3 bus pullouts.

Recommend award to low bidder, Bunney's, Inc., in the amount of \$239,134.00 plus an additional \$23,913.00 (10% allowance for change orders) for a total award of \$263,047.00.

- d. Lindsay and Brooks Reservoir Improvements. City of Mesa Project No. 01-621-001. (Water Bonds)

This project will install new liners and an intake and drain line to improve water circulation within each reservoir.

Recommend award to low bidder, Quest Civil Constructors, Inc., in the amount of \$1,282,282.00 plus an additional \$128,228.00 (10% allowance for change orders) for a total award of \$1,410,510.00.

- *e. Dobson Ranch Restaurant and Cart Barn Re-Roof, City of Mesa Project No. 03-921-001.

This project will remove the modified bitumen and wood shake roofing on the Dobson Ranch Restaurant and Cart

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Barn and will replace it with modified bitumen and fiberglass/asphalt shingle roofing.

Recommend award to low bidder, C & N Roofing, Inc. in the amount of \$50,675.00 plus an additional \$5,067.00 (10% allowance for change orders) for a total award of \$55,742.00.

- f. Mesa /Gilbert /Queen Creek Greenfield Water Reclamation Plant (GWRP), City of Mesa Project No. 02-46. (Wastewater Bonds)

This project will construct the Greenfield Water Reclamation Plant that will be used to treat wastewater for portions of Mesa, Gilbert and Queen Creek. For construction costs, Mesa is responsible for 41.8 percent or \$62,985,644.00; Gilbert is responsible for 39.8 percent or \$59,971,976.00 and Queen Creek is responsible for 18.4 percent or \$27,725,738.00. For the total overall project costs, Mesa is responsible for 41.8 percent or \$69,737,015.00; Gilbert is responsible for 39.8 percent or \$66,400,315.00 and Queen Creek is responsible for 18.4 percent or \$30,697,633.00.

Recommend award to the Construction Manager at Risk, a joint venture of McCarthy Southwest and Sundt Construction Corporation, in the amount of \$145,483,358.00 plus an additional \$5,200,000.00 (allowance for change orders) for a total award of \$150,683,358.00.

8. Introduction of the following ordinances and setting October 4, 2004 as the date of public hearing on these ordinances:
- *a. Amending various sections of the Mesa City Code regarding the following traffic modifications.

Special Stops Required: 10-3-17 (Through Street Designation)

Pecos Road from Power Road to the east City limits
(Williams Gateway Airport area, Council District 6)

No Parking: 10-3-24 (D) (Full Time No Parking)

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On Ensenda Street from Power Road to a point 175 feet west of Power Road (between Adobe Road and Brown Road west of Power Road, Council District 5)

On Ivy Street from Greenfield Road to a point 330 feet east of Greenfield Road (between McLellan Road and McKellips Road east of Greenfield Road, Council District 5)

On Pecos Road from Power Road to the east City limits (Williams Gateway Airport area, Council District 6)

On 95th Street from Baseline Road to a point 93 feet north of Jacob Avenue (between Ellsworth Road and Signal Butte Road north of Baseline Road, Council District 6)

Speed Limits: 10-4-3 (45 mph) and 10-4-5 (35 mph)

Establish a speed limit of 45 mph on Pecos Road from Power Road to the east City limits (Williams Gateway Airport area, Council District 6)

Establish a speed limit of 45 mph on Sossaman Road from Pecos Road to the south City limits (Williams Gateway Airport area, Council District 6)

Establish a 35 mph speed limit on Sossaman Road from Tahoe Avenue to Pecos Road (Williams Gateway Airport area, Council District 6)

- *b. Amending Section 11-8-3 of the Mesa City Code relating to office uses in Town Center Residence Districts.
- c. Modifying the rate schedule for industrial wastewater utility service for customers outside the City limits.
- *d. **Z04-60 (District 6)** Southwest corner of Southern Avenue and 24th Street. Located south and east of Southern Avenue and Gilbert Road (1.45 ac.). Rezone from R1-7 to O-S PAD and Site Plan Review. This request is for the development of offices. John Perkinson, Perkinson Investments, owner; Randy Carter, Dream Catchers Planning & Design, L.L.C., applicant.

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- *e. **Z04-61 (District 6)** 5555 East Broadway. Located south and east of Broadway Road and Higley Road (2.87 ac.). Rezone from R1-43 to R-2 PAD and Site Plan Review. This request is for the development of townhomes. John Bellerose, owner; Randy Carter, Dream Catchers Planning & Design, L.L.C., applicant.
- *f. **Z04-62 (District 6)** The 6600 block of East Baseline Rd (north side). Located north and west of Baseline Road and Power Road (7 ac.) Rezone from C-2 to O-S P.A.D. and Site Plan Review. This request is to allow for the development of a mixed-use commercial development. The Village at Superstition Springs Office Investors, LLC, (Steve Bauer) Shea Commercial, owner /applicant.
- *g. **Z04-63 (District 4)** The 900 block of South Stapley Drive (east side). Located north and east Southern Avenue and Stapley Drive (0.38 ac ±). Rezone from R1-6 to O-S and Site Plan Review. This request is to allow a two-story office building. Marie C. Moak, owner; Dorothy Shupe, applicant.
- *h. **Z04-64 (District 1)** The 1800 Block of North Barkley (west side). Located south and east of McKellips Road and Stapley Drive (0.291ac). Rezone from R1-9 PAD to R-2 PAD and Site Plan Review. This request is to allow four (4) new parcels for housing units. Neuman Petty, Nupetco Associates, owner; Shane M. Kobialka (Landev Engineers, LLC), applicant.
- *i. **Z04-65 (District 6)** The 11000 Block of East Apache Trail (south side). Located south and east of Apache Trail and Signal Butte Road (8.5 ac). Site Plan Review. This request is to allow for the development of a group commercial center. ALC- Apache Signal, AZ L.L.C. (Douglas O. Guffy), owner; Ilan Baldinger, applicant.
- *j. **Z04-66 (District 5)** 1244 North Greenfield Road. Located north and west of Brown Road and Greenfield Road (1.02 ac). PAD Amendment and Site Plan Modification. This request is to allow for the development of medical offices. J

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Daryl Bethea, Greenfield Medical Dental LLC, owner;
Douglas D. Brimhall, applicant.

- *k. **Z04-67 (District 6)** The 1700 block of South Greenfield Road (west side). Located south and west of US 60 and Greenfield Road (19.17 ac). Site Plan Modification.

This request is to allow a mix of retail and restaurant uses. Jay M. Allen, Lumberjack Capital LLC. owner; Elizabeth Gaston, applicant.

- *l. **Z04-68 (District 6)** The 2800 block of South Signal Butte Road (east side). Located on the northeast corner of Signal Butte & Guadalupe (19.7 ac). Rezone from AG to C-2 and Site Plan Review. This request is to allow the development of a neighborhood commercial center Signal Butte / Guadalupe Ltd. Partners Victor Riches, owner; Ralph Pew, applicant.

- *m. **Z04-69 (District 5)** The 6000 – 6200 block of East McKellips Road (north side) and the 6200 – 6400 block of East Hermosa Vista Drive (south side). Located north of McKellips Road and east of Recker Road (47 ac ±). Modification of City Council approved Ordinance 4187. This request is to clarify Condition of Approval number 11c (regarding the height of homes) of Ordinance 4187. Shelby Futch, owner; Ray Mehan, Mehan Construction, applicant.

9. Consider the following resolutions:

- *a. Approving and authorizing the City Manager to execute a Development Agreement for City Share reimbursement between San Fernando Apartments, L.P., and the City of Mesa for regional street improvements that are being constructed in conjunction with the development of the San Fernando Apartments located at 4150 East Main Street.
- *b. Approving and authorizing the City Manager to execute an Intergovernmental Agreement between the Flood Control District of Maricopa County and the City of Mesa for the design of the McDowell Road and Hermosa Vista Dr-Hawes Road drainage system.

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- c. Amending the Mesa 2025 General Plan Land Use map for GPMInor04-06 from Community Commercial to Regional Commercial .
 - *d. Approving and authorizing the City manager to execute an agreement between the State of Arizona Department of Transportation and the City of Mesa for the landscape maintenance along the Price Freeway from Guadalupe Road to the Western Canal.
 - *e. Approving and authorizing the City manager to execute an agreement between the State of Arizona Department of Transportation and the City of Mesa for the landscape maintenance along the Red Mountain Freeway from the Loop 101 to Country Club Drive.
 - *f. Approving and authorizing the City manager to execute an agreement between the State of Arizona Department of Transportation and the City of Mesa for the landscape maintenance along the Price Freeway from US 60/Price Traffic Interchange to Guadalupe Road.
 - g. Amending the Mesa 2025 General Plan Land Use map for GPMInor04-05 from Medium Density Residential 4 – 6 (MDR 4-6) to Neighborhood Commercial (NC).
 - *h Approving and authorizing the City Manager to execute an Intergovernmental Agreement regarding the distribution of Indian Gaming revenues between the City of Mesa and The Salt River Pima-Maricopa Indian Community.
- 9.1. Discuss and consider a salary increase for City Magistrates.
10. Consider the following subdivision plats:
- *a. “BANNER BAYWOOD MEDICAL CENTER”, – (Council District 5) – 6600 block of East Baywood Avenue (north side) located north and west of Broadway Road and Power Road. 1 C-2, R-4 BIZ, O-S lot (32.71 ac) Banner Health Systems, an Arizona Corporation, owner; Evans, Kuhn & Associates, Inc., engineer.

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- *b. "MOUNTAIN ESTATES AT LAS SENDAS", – (Council District 5) – 3600-4000 blocks of North Hawes Road (east side) located north and east of Thomas Road and Hawes Road. 36 R1-90 PAD DMP single residence lots (69.52 ac) Sonoran Desert Holdings, L.L.C., Jeff Blandford, President, owner; Wood/Patel, engineer.
11. Items from citizens present. (Maximum of three speakers for three minutes per speaker).