



# COUNCIL MINUTES

August 31, 2015

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on August 31, 2015 at 5:45 p.m.

## COUNCIL PRESENT

John Giles  
Christopher Glover  
Alex Finter  
Dennis Kavanaugh  
David Luna  
Dave Richins  
Kevin Thompson

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Christopher Brady  
Jim Smith  
Dee Ann Mickelsen

Mayor's Welcome.

Invocation by Dr. Anthony Kamson of the Baha'i Faith.

Pledge of Allegiance was led by Alex Johnson, Boy Scout Troop # 253.

Awards, Recognitions and Announcements.

Vice Mayor Kavanaugh reported that last Friday, he and Councilmember Luna had the honor of representing the City of Mesa at the annual Arizona Housing Forum. He explained that seven major awards were presented during the meeting and stated that he was pleased to announce that Mayor Giles received the "Elected Official of the Year" award.

Vice Mayor Kavanaugh explained that former Councilwoman Terry Benelli and Augie Gascon, representing the Neighborhood Economic Development Corporation (NEDCO), nominated Mayor Giles for his leadership in developing partnerships and relationships with various entities as it relates to housing in the community. He also noted that the award specifically mentioned the development of projects such as El Rancho, La Mesita, Encore and Escobedo, all of which were completed through Mesa's partnerships with federal, state and local agencies, nonprofit organizations and neighborhoods.

Vice Mayor Kavanaugh and Councilmember Luna presented Mayor Giles with the award.

Mayor Giles remarked that the City Council and City of Mesa, as opposed to him personally, were deserving of recognition in the area of affordable housing and especially with respect to the above-listed projects. He congratulated everyone who worked so hard to make the award possible and pointed out that Mesa is "a leader" in the field of affordable housing. He also expressed pride for future successes, including housing for veterans and the development of market-rate housing to supplement and encourage development in downtown Mesa and the Fiesta District.

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.

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

Carried unanimously.

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

Minutes from the August 24, 2015 Council meeting.

3. Take action on the following liquor license applications:

\*3-a. Save the Family Foundation of Arizona

This is a one-day charitable event to be held on Friday, September 4, 2015 from 6:30 p.m. to 9:00 p.m., at 10100 East Ray Road. **(District 6)**

\*3-b. Save the Family Foundation of Arizona

This is a one-day charitable event to be held on Friday, October 2, 2015 from 6:30 p.m. to 9:00 p.m., at 10100 East Ray Road. **(District 6)**

\*3-c. Save the Family Foundation of Arizona

This is a one-day charitable event to be held on Friday, November 6, 2015 from 6:30 p.m. to 9:00 p.m., at 10100 East Ray Road. **(District 6)**

\*3-d. Save the Family Foundation of Arizona

This is a one-day charitable event to be held on Friday, December 4, 2015 from 6:30 p.m. to 9:00 p.m., at 10100 East Ray Road. **(District 6)**

\*3-e. Courtyard by Marriott

A hotel with a restaurant that serves breakfast, lunch and dinner is requesting a new Series 11 Hotel/Motel Liquor License for Gateway Hospitality Group LLC, 6907 East Ray Road – Paul Lavell Welker, agent. There is no existing license at this location. **(District 6)**

\*3-f. Mekong Palace

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Golden Mates LLC, 66 South Dobson Road, Suite 120 – Johnny Chun Wong, agent. The existing license held by Mekong Palace LLC will revert back to the State. **(District 3)**

4. Take action on the following contracts:

- \*4-a. Dollar-Limit Increase and the Addition of a Qualified Vendor to the Three-Year Term Contract for Contractor Building Maintenance Services as requested by the Facilities Maintenance Department. **(Citywide)**

This contract provides experienced journeymen to perform a variety of tasks including rough and finish carpentry; remodel work, such as walls, ceilings, doors, windows, drywall, stairs, tile, masonry, concrete, electrical and mechanical repairs; and maintenance work at City facilities. Due to the increased use of this agreement, Facilities Maintenance and Purchasing determined that it would be in the City's best interest to re-solicit this contract to see if other contractors were interested in being added to the qualified vendors list. Awarded vendors are placed on a Pre-Qualified Building Maintenance Contractors List and eligible to competitively quote for City building maintenance and repair projects.

The Facilities Maintenance Department and Purchasing recommend authorizing a dollar-limit increase of \$600,000.00, increasing the annual contract amount from \$1,700,000.00 to \$2,300,000.00 annually, based on estimated requirements. The evaluation committee recommends adding the highest scored proposal and qualified contractor, Robert N. Ewing General Contractor, Inc., to the Qualified Vendor List. This purchase is funded by the Facilities Maintenance Department's operating budget.

- \*4-b. One-Year Renewal of the Term Contract for Uniform Garments for Citywide Use as requested by the Business Services Department. **(Citywide)**

Through its uniform purchase program, the City purchases and issues garments to certain job classifications, based on their duties. These items include: t-shirts, polo shirts, and jeans; poly/cotton and cotton uniform shirts and pants; and jackets, hats and ball caps. Departments using this contract include Energy Resources, Facilities Maintenance, Fleet Services, Parks, Recreation and Commercial Facilities, Environmental Management & Sustainability, and Water Resources.

The Business Services Department and Purchasing recommend authorizing a one-year renewal with International Corporate Apparel (ICA), at \$280,000.00, based on estimated requirements.

- \*4-c. Three-Year Term Contract for Cleaning and Repair Services of Fire Personal Protective Equipment for the Fire and Medical Department (Single Response). **(Citywide)**

This contract will provide cleaning and repair services of Fire Personal Protective Equipment. Annual inspection, cleaning and repair extends the longevity of the equipment and ensures the health and safety of the firefighters while performing their duties.

The evaluation committee recommends awarding the contract to the single and qualified proposal from ECMS, Inc., at \$155,000.00 annually, based on estimated requirements.

- \*4-d. One-Year Term Contract for Portable Transport Ventilator Repairs and Maintenance Services for the Fire and Medical Department (Sole Source). **(Citywide)**

This contract will provide replacement service parts, factory service labor for repairs due to normal wear and tear and preventative maintenance at factory-recommended intervals for the City's portable transport ventilators. These 30 ventilators provide respiratory care and manage the most critical, intubated and noninvasively ventilated patients from the initial point of emergency, during transport and through the hospital allowing for potentially lifesaving ventilation.

The Fire and Medical Department and Purchasing recommend awarding the contract to the sole source vendor, CareFusion, at \$30,780.00, based on estimated requirements.

- \*4-e. Three-Year Term Contract for Fire Protective Clothing for the Fire and Medical Department (Single Bid). **(Citywide)**

This contract will provide fire protective clothing (turnout coats and pants) used during firefighting operations or when certain physical hazards are likely to be encountered, such as during rescue operations, emergency medical operations and victim extrication. The fire protective clothing will be purchased on an as-needed basis to replace damaged, failed or old ensembles and for new hires.

The Fire and Medical Department and Purchasing recommend awarding the contract to the single qualified bidder, United Fire Equipment Company, at \$400,000.00 annually, based on estimated requirements.

- \*4-f. Purchase of an Alerting System for the new Fire Station 203, Fiesta District as requested by the Fire and Medical Department (Sole Source). **(District 3)**

The alerting system will be for the new Fire Station 203 being built on Alma School Road, planned to be open in June 2016. The Fire and Medical Department currently utilizes this automated alerting system at each fire station. This system is standardized by the entire Phoenix-Metro Region.

The Fire and Medical Department and Purchasing recommend authorizing the purchase with the sole source vendor, US Digital Designs, Inc., at \$86,626.03. This purchase is funded by the 2013 authorized Public Safety Bond.

- \*4-g. Renewal of the Term Contract for Tires for the Materials and Supply Warehouse (for the Fleet Services and the Fire and Medical Departments). **(Citywide)**

The contract provides Bridgestone, Firestone and Michelin tires, primarily the large tires for heavy-duty vehicles, such as solid waste trucks and Fire apparatus. Different brands of tires are required to meet the needs of varying vehicles and applications, as well as to match existing tires on vehicles and equipment throughout the City.

The Business Services Department and Purchasing recommend authorizing a renewal using the State of Arizona/Western States Contracting Alliance cooperative contract with Firestone Complete Auto Care and Redburn Tire Company (both vendors have Mesa locations) for a six-month renewal term of \$122,500.00; and thereafter, a one-year renewal of \$245,000.00; based on estimated requirements.

- \*4-h. One-Year Term Contract for Radox Evidence Investigator Reagent Supplies for the Police Department (Sole Source). **(Citywide)**

This contract will provide the associated reagent supplies for toxicology drug screening and testing for the Forensic Services laboratory.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, Randox Laboratories US Limited/Randox Toxicology Limited, at \$140,000.00 annually, based on estimated requirements.

- \*4-i. Three-Year Term Contract for DNA Crime Lab Supplies for the Police Department (Single Response). **(Citywide)**

This contract will provide supplies for the Forensic Services Division to process evidence and conduct forensic DNA testing for criminal investigations. The supplies include reagents and other consumables used in the processing.

The Police Department and Purchasing recommend awarding the contract to the single bidder, Life Technologies Corporation, at \$175,000.00 annually, based on estimated requirements.

- \*4-j. Three-Year Term Contract for Custom Uniform Badges for the Police Department. **(Citywide)**

This contract will provide a qualified manufacturer for custom uniform badges to include shirt badges, flat badges mounted in black leather wallets and cap pieces for the Police Department. The initial order will be for approximately 400 badges and thereafter, orders will be placed on an as-needed basis.

The evaluation committee recommends awarding the contract to the highest scored proposal from Sun Badge Company at \$50,000.00 annually, based on estimated requirements.

- \*4-k. Purchase of Network Products for the Public Safety Fiber Expansion as requested by the Information Technology and Communications Departments. **(Citywide)**

This purchase will provide the equipment for additional fiber optic connections for the Public Safety Fiber Network Expansion. It will allow for enhanced connectivity, improve redundancy for the existing fiber-connected sites, and add new fiber-connected sites. Core routers and the local equipment at eight Fire Stations, Falcon Tower, the Pistol Range, and Twin Knolls Tower will be upgraded to support the new fiber optic connections.

The Information Technology and Communications Departments and Purchasing recommend awarding to the lowest, responsive and responsible bidders, Affirmative Technology Group, at \$37,116.13; Cybergear Inc. (a Mesa business), at \$11,323.64; and Vology, Inc., at \$151,219.20; for the combined total amount of \$199,658.97. This purchase is funded by the 2013 authorized Public Safety Bond.

- \*4-l. Change Order and Dollar-Limit Increase to the Term Contract for Landscape Maintenance Services for Zones 1, 2 and 4 – Parks, Retention Basins and Sports Fields for the Parks, Recreation and Commercial Facilities Department. **(Citywide)**

The increase is necessary to add landscaping maintenance services for Desert Arroyo Park to include weekly and monthly cleaning, irrigation checks and contingency for extra work through the end of the contract term.

Parks, Recreation and Commercial Facilities and Purchasing recommend authorizing a change order and dollar-limit increase of \$25,680.00 with Mariposa Landscape Arizona, Inc., increasing the contract amount from \$2,665,941.10 to \$2,691,621.10 annually, based on estimated requirements.

- \*4-m. Purchase of Replacement Turf Maintenance Equipment for the Dobson Ranch Golf Course for the Parks, Recreation and Commercial Facilities Department (Single Bid). **(District 3)**

This purchase will provide the turf maintenance equipment needed to replace an aging fleet of large area turf mowers, mower accessories, a turf vacuum, three utility vehicles, and the addition of aerification equipment. The equipment improves turf health and efficiencies resulting in improved golf course conditions for the public. This turf maintenance equipment is needed prior to the seasonal overseeding scheduled for October 2015.

The Parks, Recreation and Commercial Facilities Department and Purchasing recommend awarding the contract to the single and qualified bidder, Simpson Norton Corporation, at \$272,208.60.

- \*4-n. Purchase of One Replacement Medium-Duty Cab and Chassis Vehicle with a Service Body, Racks and Compressors for the Energy Resources Department. **(Citywide)**

The replacement vehicle will support the Gas Utility's daily operations and maintenance activities. The vehicle being replaced has met established criteria and will be retired and sold at auction.

The Fleet Services and Energy Resources Departments and Purchasing recommend authorizing purchase from the contract with Freightliner Sterling Western Star of Arizona, at \$148,682.07. This purchase is funded by the Utility Replacement Extension and Renewal Fund.

- \*4-o. Three-Year Term Contract for Refuse Container Repair and Cleaning Services for the Environmental Management & Sustainability Department (Single Bid). **(Citywide)**

This contract will provide on-site or off-site refuse container washing and repair service. The contractor will clean the interior, exterior, and deodorize each residential and commercial refuse container being serviced. Barrels in need of repair must be cleaned, deodorized, and then repaired. This work is done so containers can be reused in the field.

The evaluation committee recommends awarding the contract to the single qualified proposal from CDSRVS, LLC, dba Can Do Services, at \$56,000.00 annually, based on estimated requirements.

\*4-p. **Three-Year Term Contract for Welding Services for the Transportation Department. (Citywide)**

This contract will provide welding services from an experienced contractor on an as-needed basis. The primary scope of work is welding tether chains to catch basin grates to deter grate thefts.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, Grate Solutions Co., Inc., at \$50,000.00 annually, based on estimated requirements.

\*4-q. **Three-Year Term Contract for Emergency Pump Rental Services for the Transportation Department. (Citywide)**

This contract will provide emergency trailer-mounted pump rentals along with associated equipment and hardware on an as-needed basis in the case of a storm event. The capability to rent trailer-mounted portable pumps will help prevent or mitigate flooding and property damage.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders, Water Movers, Inc. (Primary); and Western Oilfields Supply Company, dba Rain for Rent (Secondary); cumulatively not to exceed \$100,000.00 annually, based on estimated requirements.

\*4-r. **Three-Year Term Contract for Vactor Services for the Transportation and Fleet Services Departments. (Citywide)**

This contract will provide vactor services including high pressure hydro-jetting, vacuuming and pumping of storm drains, storm drain pipe cleaning, culvert cleaning, box culvert cleaning, and cleaning and inspections of pressure washer separators/vaults, sumps, wet wells, and dry wells on an as-needed basis.

The Transportation and Fleet Services Departments and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders, Reddi Services, Inc.; Pipeline Video Inspection, LLC; and MP Environmental Services, Inc.; cumulatively not to exceed \$226,800.00 annually, based on estimated requirements.

\*4-s. **Three-Year Term Contract for Concrete Installation and Repair Services for the Transportation and Parks, Recreation and Commercial Facilities Departments. (Citywide)**

This contract will provide concrete removal, installation, repair and other related services to City concrete assets on an as-needed, where-needed basis. One of the primary uses for this service is to address hazardous conditions, such as heaved and buckled sidewalks that typically occur during the warmer months.

The Transportation and Parks, Recreation and Commercial Facilities Departments and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, CPC Construction, LLC, at \$2,050,000.00 annually, based on estimated requirements.

- \*4-t. One-Year Renewal of the Term Contract for Centrifuge Parts and Service for the Water Resources Department (Sole Source). **(Citywide)**

This contract provides for the purchase of GEA Westfalia centrifuge parts and maintenance and repair services for centrifuges located at the Greenfield and Northwest Water Reclamation Plants. The centrifuges are manufactured by GEA Westfalia and they thicken and dewater the sludge before it is treated and hauled away.

The Water Resources Department and Purchasing recommend authorizing a one-year renewal with the sole source vendor/contractor, GEA Mechanical Equipment US, Inc., at \$400,000.00, based on estimated requirements.

- \*4-u. Ratification of an Emergency Purchase for a Replacement HVAC Unit at the Signal Butte Reservoir Pump Station as requested by the Facilities Maintenance Department. **(District 6)**

The Signal Butte Reservoir Pump Station is a critical site for fresh water distribution for southeast Mesa. This purchase provides a replacement HVAC unit for one that had a catastrophic failure at this pump station. The emergency purchase was approved by the City Manager's Office as provided in the City Code.

The Facilities Maintenance Department and Purchasing recommend ratifying the emergency purchase with Trane US, Inc., at \$26,510.07.

- \*4-v. Ratification of an Emergency Purchase of a Replacement Variable Frequency Drive for Dewatering Centrifuge #1 at the Greenfield Water Reclamation Plant. **(Districts 2 and 6)**

The variable frequency drive failed and the parts to repair it would cost more than to purchase a new drive. This purchase was expedited to return Dewatering Centrifuge #1 back to service and to have the required operational redundancy for the dewatering process. The emergency purchase was approved by the City Manager's Office as provided in the City Code.

The Water Resources Department and Purchasing recommend ratifying the emergency purchase with Border States Electric – PHX, at \$30,903.49.

5. Take action on the following resolutions:

- \*5-a. Extinguish two Public Utilities and Facilities Easements at 847 West Southern Avenue at the request of the property owner to accommodate future development. **(District 3)** – Resolution No. 10670.
- \*5-b. Extinguish an access easement and all temporary, public and private drainage easements on Lots 2-8 of "Crismon Gateway" at the request of the property owner to accommodate future development. **(District 6)** – Resolution No. 10671.
- \*5-c. Extinguish multiple easements located on Lot 2 of the Final Plat of Costco Wholesale & Superstition Commerce Park. The property owner has requested the City extinguish two Public Utilities Easements and a Controlled Vehicular Access Easement to accommodate a replat and development of the commercial property. **(District 6)** – Resolution No. 10672.



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

- \*6-a. **Z15-024 (District 6)** The 6700 block of South Mountain Road. Located at the northwest corner of Pecos Road and Mountain Road (10± acres). Rezone from AG to HI-AF and Site Plan Review. This request will allow for the expansion of an existing industrial development located at 6560 South Mountain Road. Michael Hall, Michael A. Hall, Architect, LLC, applicant; Scott Hancock, MGC Pure Chemical America, owner – Ordinance No. 5296.

Staff Recommendation: Approval with Conditions

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

- \*6-b. **Z15-019 (District 5)** 4702 and 4706 East Virginia Street. Located north of McDowell Road and east of Greenfield Road (2.2± acres). Rezone from GI to HI and Site Plan Review. This request will allow for the expansion of an existing industrial development. Joann M. DeSa, JPCI Services, applicant; Joseph Nuciforo Sr., Trustee, Nuciforo Family Trust, owner – Ordinance No. 5297

Staff Recommendation: Approval with Conditions

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

- \*6-c. Amending Mesa City Code Title 9 (Public Ways and Property), Chapter 11 (Floodplain Regulations), Sections 1-7, and adopting by reference the current Flood Insurance Study, Flood Insurance Rate Maps and Floodplain Management Regulations of the District, for the purpose of conforming to current state and federal floodplain regulations under the National Flood Insurance Program. **(Citywide)** – Ordinance No. 5298.

- \*6-d. Modifying the Terms and Conditions for the Sale of Utilities: For property located outside the City limits, new water and wastewater services will not be provided except under certain specified circumstances; also amending the modification section and making additional clerical changes. **(Citywide)** – Ordinance No. 5299. **(CONTINUED FROM THE AUGUST 24, 2015 COUNCIL MEETING.)**

7. Take action on the following subdivision plats:

- \*7-a. “Crismon Gateway Retail Center” **(District 6)** The 1800 block of South Crismon Road (east side). Located north of Baseline Road on the east side of Crismon Road. 5 LC zoned lots (15± ac.). Carrington Development, LLC, owner, William Standage; Standage & Associates, engineer.

- \*7-b. “Cubs’ Spring Training Facility & Riverview Park” **(District 1)** The 2000-2600 blocks of East Rio Salado Parkway (north side). Located at the northwest corner of Dobson Road and Rio Salado Parkway. 11 GC PAD lots and 1 GC PAD and PS lot (142.79± ac.). City of Mesa, owner; Gerald Hughes, R.L.S., EPS Group, Inc., surveyor.

- \*7-c. “South Encore” **(District 6)** The 5700 block of South Encore (both sides). Located north and west of the northwest corner of South Signal Butte and East Williams Field Roads. 5 PCD landscape tracts (8.21± ac.). AVH EM, LLC, owner; Joe Kraft, EPS Group, Inc., surveyor.

**Items not on the Consent Agenda**

**8. Items from citizens present.**

Dr. Anthony Kamson, a Mesa resident, addressed the Council and stated that the Golden Rule provides a spiritual foundation for the urbanized world, but noted that individuals must be aware of it, learn and practice it. He stated that the City of Mesa could play a leadership role in a new emerging business of commercial urban agriculture by advancing the Golden Rule through local and international business. He noted that he would like to submit a proposal for the establishment of such an industry in metro Phoenix, with the City of Mesa at the forefront.

The following citizens addressed the Council through the use of an interpreter:

Yolanda Triana, a resident of the Mesa Royale Mobile Home Park, inquired regarding the City of Mesa's role with respect to the ongoing issues at the park. She stated that the new owner of the property has not provided any information to the residents and voiced concern relative to the future status of the park and the welfare of its residents.

Mayor Giles remarked that the Council cannot respond to the speaker's comments. He suggested, however, that perhaps City Manager Christopher Brady could meet with Ms. Triana in an effort to answer some of her questions.

Luis Madrid Leon, also a resident of the Mesa Royale Mobile Home Park, thanked the City of Mesa for finding a new owner for the park. He concurred with the comments of the previous speaker and pointed out that if the City does not help the residents in resolving this matter, they will continue to protest at City Hall.

**9. Adjournment.**

Without objection, the Regular Council Meeting adjourned at 6:08 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 31<sup>st</sup> day of August, 2015. 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