



# COUNCIL MINUTES

January 8, 2018

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on January 8, 2018 at 5:45 p.m.

## COUNCIL PRESENT

John Giles  
David Luna  
Mark Freeman  
Christopher Glover  
Francisco Heredia  
Kevin Thompson  
Jeremy Whittaker

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Christopher Brady  
Dee Ann Mickelsen  
Jim Smith

(\*Councilmember Freeman participated in the meeting through the use of telephonic equipment.)

Mayor's Welcome.

Invocation by Pastor Jared Moore with Trinity Church.

Pledge of Allegiance was led by Councilmember Glover.

Awards, Recognitions and Announcements.

There were no awards, recognitions or announcements.

### 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 Councilmember Glover, seconded by Vice Mayor Luna, that the consent agenda items be approved.

Carried unanimously.

### 2. Approval of minutes from previous meetings as written.

Minutes from the November 9, 30, December 4, 7 and 11, 2017 Council meetings.

3. Take action on the following liquor license applications:

\*3-a. Abate of Arizona

This is a two-day event to be held on Friday, April 6, 2018 from 4:00 P.M. to 11:00 P.M. and Saturday, April 7, 2018 from 12:00 P.M. to 11:00 P.M., at Desert Wind Harley-Davidson, 922 South Country Club Drive. **(District 4)**

\*3-b. All Saints Roman Catholic Parish Mesa – Knights of Columbus

This is a one-day event to be held on Saturday, February 3, 2018 from 4:00 P.M. to 7:00 P.M., at All Saints Catholic Church, 1534 North Recker Road. **(District 5)**

\*3-c. All Saints Roman Catholic Parish Mesa – Knights of Columbus

This is a one-day event to be held on Saturday, March 3, 2018 from 4:00 P.M. to 7:00 P.M., at All Saints Catholic Church, 1534 North Recker Road. **(District 5)**

\*3-d. Arizona Museum of Natural History Foundation

This is a one-day event to be held on Friday, April 13, 2018 from 4:00 P.M. to 11:59 P.M., at Arizona Museum of Natural History, 53 North McDonald. **(District 4)**

\*3-e. St. Timothy Catholic Church

This is a one-day event to be held on Friday, January 26, 2018 from 4:00 P.M. to 9:00 P.M., at St. Timothy Catholic Church, 1730 West Guadalupe Road. **(District 3)**

\*3-f. St. Timothy Catholic Church

This is a one-day event to be held on Saturday, February 10, 2018 from 6:00 P.M. to 10:00 P.M., at St. Timothy Catholic Church, 1730 West Guadalupe Road. **(District 3)**

\*3-g. RK Super

A convenience store is requesting a new Series 10 Beer & Wine Store License for Bhowmick 3 LLC, 1231 South Mesa Drive – Suprio Kumar Bhowmick, agent. The existing license held by Brar's LLC, will revert to the State. **(District 4)**

4. Take action on the following contracts:

\*4-a. One-Year Renewal to the Term Contract for Industrial Supplies for the Materials and Supply Warehouse (for Citywide Departments) **(Citywide)**

This contract provides City departments with industrial supplies including test instruments, hand tools and vehicle maintenance supplies, shelving and storage equipment, safety equipment and materials, power tools and metalworking, pneumatics and hydraulics and pumps and plumbing and HVAC equipment.

The Business Service Department and Purchasing recommend authorizing the renewal using the City of Tucson / National IPA cooperative contract with Grainger, at \$500,000 annually, based on estimated usage.

- \*4-b. Three-Year Term Contract for Air Filters for the Materials and Supply Warehouse (for the Parks, Recreation and Community Facilities Department) **(Citywide)**

Air filters are installed in Citywide facilities by Facilities Maintenance. Materials and Supply orders and maintains inventory as needed.

The Business Services Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, American Air Filter, dba AAF/Aire Filter Products (a Mesa business), at \$26,100 annually, based on estimated usage.

- \*4-c. Ratification of the Emergency Purchase for Elevator Repair at the Main Library as requested by the Parks, Recreation and Community Facilities Department **(Citywide)**

Repairs are needed for the primary elevator that allows public ADA access to the second floor for staff and patrons. The primary elevator has been non-operational due to an oil leak in the lift area making the elevator unsafe for passengers to ride or operate. The vendor will furnish and install the labor and materials to remove the existing hydraulic piston and furnish and install a new hydraulic double bottom cylinder and piston for the elevator. The elevator repair will take approximately six weeks.

The Parks, Recreation and Community Facilities Department and Purchasing recommend ratifying the purchase from Arizona Elevator Solutions, at \$34,990, plus applicable taxes.

- \*4-d. One-Year Renewal to the Term Contract for the Landscape Maintenance Services for City Facilities for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract provides landscape maintenance services for City facilities. Work tasks include cleaning, irrigation, sprinkler system maintenance, trimming, mowing, weed control, fertilization for turf, desert, or a combination of both. The contractor furnishes all supervision, labor and equipment to perform the required landscape maintenance services.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the renewal contract with Environmental Earthscapes, dba The Groundskeeper, at \$654,700 annually, based on estimated usage.

- \*4-e. One-Year Renewal to the Term Contract for GPS Equipment and Offender Monitoring Services for the Municipal Court **(Citywide)**

This contract provides a contractor for Global Positioning System (GPS) tracking equipment and monitoring services, including all material, labor and services for the Municipal Court. GPS enabled ankle bracelets and monitoring services are used for pre-trial release in the In-Custody Courtroom at the Court. The Economic Development Department and Purchasing recommend authorizing a one-year renewal with Valor Global for \$26,112, based on estimated requirements.

The Municipal Court and Purchasing recommend authorizing the renewal using the U.S. Communities Government Purchasing Alliance cooperative contract with B.I. Incorporated, at \$75,000 annually, based on estimated requirements.

- \*4-f. Dollar-Limit Increase to the Term Contract for Light-Duty Automotive Body Repair Services for the Fleet Services Department **(Citywide)**

This contract provides a pre-qualified vendor list of automotive body repair firms to perform body and related mechanical repair work for the City's fleet of approximately 1,400 light-duty vehicles on an as-needed basis. The dollar-limit increase is requested because light-duty vehicles are being retained for a longer duration than in previous years; therefore, spending more on automotive body shop repair services.

The Fleet Services Department and Purchasing recommend increasing the dollar-limit with Caliber Bodyworks of Arizona, Inc., dba Caliber Collision Mesa-East Main St.; East Valley Collision LLC; LP's Body & Paint Center LLC; and 2nd GEN LLC, dba Maaco Collision Repair & Auto Painting (all Mesa businesses); by \$100,000, increasing the contract amount from \$300,000 to \$400,000 annually, based on estimated usage.

- \*4-g. One-Year Renewal to the Term Contract for Police Vehicle Maintenance and Repair Services, as requested by the Fleet Services Department **(Citywide)**

This contract provides preventative maintenance and repair services for the City's Police vehicle fleet consisting of Police patrol, undercover and administrative vehicles. Fleet Services performs repairs on large diesel-powered trucks and selected other vehicles in-house, but lacks sufficient staffing and facilities to perform all vehicle maintenance activities. Accordingly, a portion of Police vehicles are repaired by outside vendors.

The Fleet Services and Police Departments, and Purchasing recommend authorizing the renewal with: B & T Vivian Investment Co. LLC, dba Thompson's Auto Repair & Towing (a Mesa business) (Primary); JTDCE Auto Repair Clinic LLC, dba Dave's Auto Repair Clinic (a Mesa business) (Secondary); AutoNation, dba AutoNation Chevrolet of Gilbert; and Berge Ford, Inc., dba Berge Ford (a Mesa business); cumulatively not to exceed \$150,000, based on estimated requirements.

- \*4-h. Dollar-Limit Increase to the Term Contract for Pipe and Fittings for the Materials and Supply Warehouse (for Citywide Departments) **(Citywide)**

This contract provides pipe and fittings, per specifications, for new service installations and repair work by Citywide departments. The dollar-limit increase is requested through the end of the current contract term on 5/25/2018. The increased usage of elbows, ells, tees, fittings and nipples is due to increased new home construction Gas Utility projects.

The Business Services Department and Purchasing recommend increasing the dollar-limit with Ferguson Enterprises; Perfect Pipe and Supply; and Thomas Pipe and Supply LLC; by \$25,000, increasing the contract amount from \$57,000 to \$82,000 annually, based on estimated usage.

- \*4-i. One-Year Renewal to the Term Contract for Custodial Services for the Parks, Recreation and Community Facilities Department **(Citywide)**

This contract provides custodial services for City buildings. Varsity Facility Services offered to renew with an overall increase of 2.05% due to the minimum wage increase required by the passage of Prop 206. In addition, custodial services are needed and being added for the new Eagles Park Community Center.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the renewal with Varsity Contractors, dba Varsity Facility Services, at \$2,292,491.56 annually, based on estimated usage.

- \*4-j. Purchase of a Refurbished Gas Chromatograph/Mass Spectrometer for Fire Debris Analysis for the Police Department (Single bid) **(Citywide)**

Mesa Police Department's Forensic Services Division does not currently provide service for arson/fire debris analysis; rather, it is outsourced to the Arizona Department of Public Safety and the turn-around time is four to six months. Purchasing this refurbished equipment will add the sub-discipline of fire debris analysis to the laboratory, as well as provide a dedicated instrument for fire debris analysis will protect against possible contamination and avoid accreditation and availability issues.

The Police Department and Purchasing recommend awarding the contract to the single responsive and responsible bidder, Agilent Technologies, Inc., at \$68,607.82. This purchase is funded by Crime Lab Assessment Funds.

- \*4-k. Dollar-Limit Increase to the Term Contract for Emergency Vehicle Equipment and Installation Services for Police Patrol Vehicles as requested by the Fleet Services Department **(Citywide)**

This contract provides specialized turnkey emergency vehicle equipment (lights, sirens, push-bars, prisoner cages, consoles, wiring, etc.) and installation services for Police patrol vehicles on an as-needed and/or as-requested basis. The dollar-limit increase is requested due to 2016 and 2017 vehicle orders being merged into the current year, which requires additional funding to up-fit these vehicles. This contract is in its final year and the City intends to rebid the contract.

The Fleet Services and Police Departments, and Purchasing recommend increasing the dollar-limit with Kenco OR LLC, dba LSH Lights and Arizona Emergency Products (AEP) (the conditional Secondary) by \$325,000, increasing the contract amount from \$1,000,000 to \$1,325,000 annually, based on estimated usage.

- \*4-l. Three-Year Term Contract for Residential Refuse and Recycling Containers for the Environmental Management and Sustainability Department **(Citywide)**

This contract provides a supply of 35-gallon, 65-gallon, and 95-gallon plastic refuse and recycling containers for residential and commercial use on an as-needed basis.

The Environmental Management and Sustainability Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders: Otto Environmental Systems (AZ), LLC (Primary); Schaefer Systems International, Inc. (Secondary); cumulatively not to exceed \$1,300,000 annually, based on estimated usage. In addition, Rotational Molding, Inc. is a third vendor award for the 300-gallon containers to be used by the municipal partner agencies.

\*4-m. Three-Year Term Contract for Bio-Solids Removal and Reuse/Disposal Services for the Water Resources Department **(Citywide)**

This contract provides materials, equipment and labor to load, transport, and reuse/dispose of dewatered bio-solids from Mesa's Northwest and Greenfield Water Reclamation Plants.

The evaluation committee recommends awarding the contract to the highest-scored and lowest-cost proposal from Denali Water Solutions, LLC, at \$480,000 annually, based on estimated requirements.

\*4-n. Purchase of Coated Steel Pipe for the Energy Resources Department **(Citywide)**

This purchase will provide coated steel pipe per specifications for the following four gas projects: Skyline Drive HP Gas Line Project, Hawes Road Gas Line Extension and Regulator Station Project, Warner Road Gas Line Project, and Warner Road and Sossamon Gas Line Project.

The Energy Resources Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidder, Consolidated Pipe & Supply Co. Inc., at \$379,000. This purchase is funded by 2014 authorized Gas Bonds.

\*4-o. Three-Year Term Contract for Streetlight Maintenance, Installation/Removal and Rusted Pole Replacements for the Transportation Department **(Citywide)**

The City maintains over 41,000 streetlights. Contractors are needed to supplement City crews replacing damaged or rusted street light poles, foundations, fixtures, and cabinets. Contractors will also be used for the installation of new streetlights along with performing various maintenance activities.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders: Brooks Bros Utility Contractors, LLC; Contractors West, Inc.; and CS Construction, Inc.; cumulatively not to exceed \$3,330,000 annually, based on estimated usage.

\*4-p. Purchase to Glycerin Based Supplemental Source for the Water Resources Department (Sole Source) **(Citywide)**

This purchase is for a glycerin-based supplemental carbon source, a temporary carbon source for use at the Northwest Water Reclamation Plant during the inspection of the methanol tank and repair of the fill line used for the tank. This product is a safe alternate to use as a substitute for methanol. The risk is too high to use methanol in temporary containers and piping while the work is being completed.

The Water Resources Department and Purchasing recommend authorizing the purchase using the City of Scottsdale cooperative contract with Environmental Operating Solutions, Inc., at \$108,000.

\*4-q. Dollar-Limit Increase to the Term Contract for Backflow Testing and Repair Services for Various City Departments as requested by the Water Resources Department **(Citywide)**

Parks, Recreation and Community Facilities is requesting the dollar-limit increase due to excessive theft of devices.

The Water Resources and Parks, Recreation and Community Facilities Departments, and Purchasing recommend increasing the dollar-limit with Metro Fire Equipment, Inc. by \$75,000, for Year 1 from \$115,000 to \$190,000; and Years 2 and 3, from \$90,000 to \$165,000 annually; based on estimated usage.

- \*4-r. Purchase to Replace and Upgrade Supervisory Control and Data Acquisition (SCADA) Historian Software as requested by the Water Resources Department (Sole Source) **(Citywide)**

SCADA software has been in place in Utilities for approximately 18 years. It is used to monitor and control the four utilities: Water, Wastewater, Gas and Electric. This software is the heart of the utilities system, which allows operators to monitor and control water pressures, monitor wastewater collection, monitor gas pressures, and monitor and control the electric substations. This purchase will provide GE Intelligent Platforms, Historian Software to replace and update outdated communication drivers and Industrial Gateway Servers, communication drivers from the existing iFix software on the SCADA server to the hardware in the field.

The Water Resources Department and Purchasing recommend authorizing the purchase with the sole source vendor, GE Intelligent Platforms Inc., at \$26,333.96.

- \*4-s. Purchase of Compound and Non-Mechanical Cold-Water Meters for the Water Resources Department **(Citywide)**

This purchase is for seven, non-fire rated mechanical and seven, non-fire rated ultrasonic cold-water meters for use in the current Meter Vault Rehabilitation Project and the new Signal Butte Water Treatment Plant.

The Water Resources Department and Purchasing recommend awarding the contract to the lowest, responsive and responsible bidders: Dana Kepner Company; and Fortiline Waterworks (a Mesa business); cumulatively not to exceed \$56,500. This purchase is funded by the Utility Replacement Extension and Renewal Fund and authorized 2014 Water Bonds.

- \*4-t. Purchase of Nine Laptop Computers (Additions) for the Signal Butte Water Treatment Plant (SBWTP) as requested by the Information Technology Department **(Citywide)**

This purchase of nine Panasonic Toughbook laptop computers is part of the overall technology solution for computing and communications at the new SBWTP.

The Information Technology and Water Resources Departments, and Purchasing recommend authorizing the purchase using the National IPA / City of Tucson cooperative contract from the lowest-quoted reseller, PCS Mobile, at \$33,302.63.

- \*4-u. Desert Wells Zone (Northeast of Warner and Ellsworth Roads) – Exploratory Boring **(District 6)**

This project will drill an exploratory boring to determine water production and quality for a potential future well site. The exploratory boring will be 1260 feet deep. Water quality

samples will be collected and analyzed. If the exploratory boring is successful, then the City will move forward with purchasing the property and evaluate future sites nearby.

Staff recommends awarding the contract for this project to the lowest, responsible bidder, Yellow Jacket Drilling Services LLC, in the amount of \$197,505, and authorize a change order allowance in the amount of \$19,750.50 (10%), for a total award of \$217,255.50. Funding is available from the 2014 authorized Water bonds.

5. Take action on the following resolutions:

\*5-a. Approving and authorizing the City Manager to enter into an Airport Development Reimbursable Grant Agreement with the Arizona Department of Transportation (ADOT) Multimodal Planning Division Aeronautics Group for the Construction of runway and taxiway lighting and signage improvements at Falcon Field Airport. The total estimated cost for this project is \$2,006,934, with the Federal Aviation Administration (FAA) paying 91.06% (\$1,827,514). Funding for the remaining 8.94% (\$179,420) is shared between ADOT (\$89,710) and the City (\$89,710). The City's portion is funded from the Falcon Field Airport Enterprise Fund. **(District 5)** – Resolution No. 11081.

\*5-b. Modifying fees and charges for the Mesa Fire and Medical Department **(Citywide)** – Resolution No. 11082.

The proposed new fees and charges relate to the Fire and Medical Department's Training Facility usage. The fees and charges will be effective 1/15/2018.

\*5-c. Approving the Third Substantial Amendment to the City of Mesa Annual Action Plans for FY 2015/2016 and authorizing the City Manager to amend, sign, and submit the Second Substantial Amendment to the U.S. Department of Housing and Urban Development (HUD). **(Citywide)** – Resolution No. 11083.

The Amendment will modify the category of the activity under which CDBG funding was provided to West Mesa Community Development Corporation for Program Year 2015/2016 from the category of Special Economic Development Activity to the new category of Microenterprise Assistance.

\*5-d. Approving the Second Substantial Amendment to the City of Mesa Annual Action Plan for FY 2016/2017 and authorizing the City Manager to amend, sign, and submit the Second Substantial Amendment to the U.S. Department of Housing and Urban Development (HUD). **(Citywide)** – Resolution No. 11084.

The Amendment will modify the category of the activity under which CDBG funding was provided to West Mesa Community Development Corporation for Program Year 2016/2017 from the category of Special Economic Development Activity to the new category of Microenterprise Assistance.

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

\*6-a. **ANX17-00442 (District 2)** De-annexing property in the 5200 block of East Inverness Avenue (south side). Located north of Baseline Road and east of Higley Road (0.35 ± ac). Initiated by the City of Mesa – Ordinance No. 5416.



This 0.35 ± acre parcel is part of a larger 5.65 ± acre parcel that is owned by a single developer. Approximately 5.3 acres of the parcel is in the Town of Gilbert with the remaining 0.35 acres in the City of Mesa. The property owner has submitted a request to the Town of Gilbert to develop the 5.6 acre parcel, but to allow the property owner full use of his property, this strip of land will need to be de-annexed from the City of Mesa and annexed into the Town of Gilbert.

- \*6-b. **Z17-044 (District 3)** The 1300 through 1400 blocks of West Main Street (north side). Located west of Alma School Road on the north side of Main Street (3.3± acres). Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. Fred Woods, Woods Associates Architects, LLC, applicant; Mesa Main Street, LLC, owner. – Ordinance No. 5417.

Staff Recommendation: Approval

P&Z Board Recommendation: Approval (Vote: 6-0)

- \*6-c. **ZON17-00260 (District 5)** The 6500 block of East McKellips Road (south side) and the 1900 block of North 66th Street (west side). Located west of Power Road on the south side of McKellips Road (2.4+/- acres). Rezoning from RS-9 to NC-BIZ; and Site Plan Review. This request will allow for the development of a retail/office building. Sean Lake, Pew & Lake, PLC, applicant; MS McKellips, LLC, owner. – Ordinance No. 5418.

Staff Recommendation: Approval

P&Z Board Recommendation: Approval (Vote: 6-0)

7. Take action on the following subdivision plats:

- \*7-a. “Estates on McDowell” **(District 5)** The 4100 to 4200 blocks of East McDowell Road (south side). Located west of Greenfield Road on the south side of McDowell Road. 18 RS-35 single residence lots (20± acres). McDowell Citrus 100, LLC, developer; Dan Matthews, Wood Patel and Associates, engineer.
- \*7-b. “The Alan” **(District 1)** The 2300 to 2400 block of East McKellips Road (north side). Located East of Gilbert Road on the north side of McKellips Road. 1 RM-2-BIZ lot (1.1± acres). 2400 East McKellips, LLC, developer; Brian W. Bartishell, Standage & Associates, Ltd., surveyor.
- \*7c. “Thelander Acres” **(District 6)** The 5600 to 5700 block of South Power Road (east side). Located north of Williams Field Road on the east side of Power Road. 2 LC commercial lots (2.3± acres). Daniel W. Thelander, Trustee of Daniel W. Thelander Trust, developer; Ryan Denton Gilbert, Gilbert Land Surveying, PLC, surveyor.
- \*7-d. “Warner Enclave” **(District 6)** The 11500 to 11600 block of East Warner Road (south side) and the 4400 to 4500 block of South Meridian Road (west side). Located west of Meridian Road on the south side of Warner Road. 38 RSL-3.0-PAD single-residence lots (7.3± acres). 56th MD, Inc., developer; Jeff Giles, Clouse Engineering, Inc., engineer.

**Items not on the Consent Agenda**

**8. Items from citizens present.**

There were no items from citizens present.

**9. Adjournment.**

Without objection, the Regular Council Meeting adjourned at 5:57 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 8<sup>th</sup> day of January, 2018. 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

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