

CITY COUNCIL AGENDA

COUNCIL CHAMBERS – 57 EAST FIRST STREET

Monday, April 3, 2006
5:45 P.M.

Invocation by Pastor Paul Covert, Central Christian Church.

Pledge of Allegiance.

Mayor's Welcome.

CITIZEN PARTICIPATION

All citizens are permitted and encouraged to speak on agenda items. If you are interested in speaking on an agenda item, please fill out a blue card in the back of the room and give it to the City Clerk. When the Council considers the item, you will be called to the podium to provide your comments.

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 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.

1. Take action on all consent agenda items.
- *2. Approval of minutes of previous meetings as written.

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3. Take action on the following liquor license applications:

*3a. Barro's Pizza

New Restaurant License for A & D Pizza Inc., 1113 S. Signal Butte. This is new construction with no current liquor license at this location. District #6.

*3b. Burrito Azteca

New Restaurant License for Burrito Azteca, 2753 E. Broadway Rd. #112. This is an existing building with no current liquor license. District #2.

4. Take action on the following bingo applications:

*4a. BINGO LICENSE APPLICATION – CLASS A

Good Life RV Resort Spring
Daniel J. Martin
3403 E. Main St.
District #2

*4b. BINGO LICENSE APPLICATION – CLASS A

Good Life RV Resort Winter
Dawn Lessor
3403 E. Main St.
District #2

5. Take action on the following contracts:

*5a. Three-year Supply Contract for Painting Services as requested by the Facilities Maintenance Division.

The Purchasing Division recommends awarding the primary contract to Fabiani Painting & Decorating, LLC and secondary contracts to Work of Art Painting and Larkin Painting Contractors, Inc.

The total combined award is \$60,000.00 annually based on estimated requirements.

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*5b. Solar Lighting for Bus Shelters – **Deleted.**

*5c. Furniture Installation for Phase III of the Municipal Building Remodel as requested by Development Services.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with Goodmans at \$95,894.06, including design, installation, delivery and applicable sales tax. Funding in the form of building permit fees are budgeted for this purchase.

*5d. Microwave Radio Equipment – Phase II Microwave Upgrade as requested by the Communications Division.

The Purchasing Division recommends authorizing purchase from Harris Corporation at \$102,432.00, including applicable taxes.

*5e. Maintenance Management Software for the Greenfield Water Reclamation Plant as requested by the Information Services Division.

The Purchasing Division recommends authorizing purchase from the State of Arizona contract with ASAP Software for purchases totaling \$48,347.70, including applicable sales tax.

5f. Wastewater Line Extension at Power Road and Broadway Road, City of Mesa Project No. 02-372-001.

This project will connect the existing 15-inch wastewater line along Broadway Road with the existing 24" wastewater line along Power Road. Improvements include the replacement of approximately 50 lineal feet of the 15-inch wastewater line that is in poor condition. This extension is part of the City's Wastewater Master Plan.

Recommend award to the low bidder, SDB, Inc., in the amount of \$248,262.00 plus an additional \$24,826.20 (10% allowance for change orders) for a total award of \$273,088.20.

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- *5g. Kiln Court Canopy for Mesa Arts Center, City of Mesa
Project No. 04-920-001.

This project will construct a metal canopy over the kiln court area of the Mesa Arts Center. Improvements include canopy lighting, skylights for natural lighting, and a fire protection system. The new canopy will provide protection for the equipment in the court area and shade for its occupants.

Recommend award to the low bidder, Evans & McKinney Construction, Inc., in the amount of \$79,739.00 plus an additional \$7,973.90 (10% allowance for change orders) for a total award of \$87,712.90. The Mesa Arts and Entertainment Alliance will fully reimburse the City for the costs of this project.

- *5h. Gilbert Road and University Drive Intersection
Reconstruction, City of Mesa Project No. 01-373-001.

This project will widen the intersection with additional lanes and includes improvements to the medians, signals, lighting and landscaping. Also included in the work is the relocation of SRP power and irrigation facilities and other utilities. This project will be completed using the Construction Manager at Risk (CM@R) delivery method. This initial phase will be the Design Phase Services. During this phase, the CM@R will work closely with City staff and the design professional to develop the project design.

Recommend award to the Construction Manager at Risk, Hunter Contracting, Inc. in the amount of \$61,918.32 for Design Phase Services.

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6. Introduction of the following ordinances and setting April 17, 2006, as the date of public hearing on these ordinances:
- *6a. **Z06-15 (District 6)** The 10800 to 11000 block of East Broadway Road (south side). Located at the southeast corner of Signal Butte Road and Broadway Road (12.55± ac). Rezone from C-2 and R1-7 to R1-6-PAD and Site Plan Modification. This request will allow for the development of single residence subdivision. Todec Properties, LLC, (Thomas C. Decker) owner; Lyle Richardson, Lazarus & Associates, applicant. ***(Held two neighborhood meetings, notified property owners and interested neighbors.)***
- P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Carpenter absent)
- *6b. **Z06-17 (District 6)** The 8400 and 8500 blocks of East Southern Avenue (north side). Located at the northeast corner of South Hawes Road and East Southern Avenue (2.8± ac). Rezone from AG and R-4 to C-1 and Site Plan Review. This request will allow for the development of a retail building. Crescent Run Limited Partnership (Patricia L. Koslow), owner; Jessica Sarkissian, applicant. ***(Held two neighborhood meetings, notified property owners, neighbors, registered neighborhoods and homeowners associations.)***
- P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Carpenter absent)
- *6c. **Z06-18 (District 4)** 410 South Nevada Way (west side). Located west and south of the southwest corner of South Stapley Drive and East Broadway Road (0.15± ac). Rezone from C-1 to R1-6. This request will allow for the development of a single residence. Bradley MacLay, owner/applicant. ***(Notified property owners and delivered fliers to residences and businesses.)***
- P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Carpenter absent)

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- *6d. **Z06-19 (District 6)** 3635 East Inverness Avenue (south side). Located north and east of the northeast corner of South Val Vista Drive and East Baseline Road (1.13± ac). Rezone from C-2 to C-2 PAD and Site Plan Modification. This request will allow for the development of medical/office buildings. DFFM Yukon, LLC, (Francis J. Marotta) owner; Francis J. Marotta, MarCor Commercial Real Estate Services. ***(Held a neighborhood meeting, notified property owners, neighbors, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Carpenter absent)

- *6e. **Z06-20 (District 6)** The 7600 and 7700 blocks of East Elliot Road (north side). Located at the northeast corner of Sossaman and Elliot Roads. (17.7± ac). Rezone from AG to C-2. This request is to rezone property for future development. SLPR, LLC, an Arizona Limited Liability Corporation (Patrick E. Sovereign), owner; Lindsay Schube, Beus Gilbert, PLLC, applicant. ***(Notified property owners, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Carpenter absent)

- *6f. **Z06-21 (District 6)** The 2700 to 3000 blocks of South Sossaman Road (west side). Located at the northwest corner of Sossaman and Guadalupe (5.2± ac). Rezone from R1-7 to C-2 and Site Plan Review. This request will allow for the development of a daycare building and retail shops. Chris Huss, owner; Kevin D Kerpan, applicant. ***(Held a neighborhood meeting, notified property owners, registered neighborhoods, homeowners associations and schools affected by the proposed development.)***

P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Carpenter absent)

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- *6g. **Z06-22 (District 3)** The 1000 to 1200 blocks of West Grove Avenue (north side). Located south of Southern Avenue and east of Alma School Road (4.9± ac). Rezone from C-2-DMP to C-2-BIZ-CUP and Modification of the Fiesta Quadrant Development Master Plan and Site Plan Review. This request will allow the development of a mixed-use high-rise condominium project with first floor retail. TR Alma Partners, LLC; Thomas Roszak, owner/applicant. ***(Held a neighborhood meeting, notified property owners, neighbors, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with Conditions. (Vote: 5-0-1 with Boardmembers Carpenter absent and Saemisch abstaining)

- 6h. **Z06-23 (District 1)** The 900 and 1,000 blocks of North Dobson Road, west side. Southwest corner of US 202 and Dobson Road. (32.3 ac). Site Plan Review. Specific location of the private drive through the future Riverview automall site. KRS Acquisitions Corp c/o Mike Withey, owner; Withey, Anderson & Morris c/o Mike Withey, applicant. ***(Notified property owners, neighbors, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with Conditions. (Vote: 5-0-1 with Boardmembers Carpenter absent and Saemisch abstaining)

- 6i. **Z06-24 (District 1)** The 1,000 and 1,100 blocks of North Alma School Road, west side. Southwest corner of US202 and Alma School Road. (47.96 ac). Site Plan Review. Specific location of private drive extending from Bass Pro Drive east to Alma School. KRS Acquisitions Corp c/o Mike Withey, owner; Withey, Anderson & Morris c/o Mike Withey, applicant. ***(Notified property owners, neighbors, registered neighborhoods and homeowners associations.)***

P&Z Recommendation: Approval with Conditions. (Vote: 5-0-1 with Boardmembers Carpenter absent and Saemisch abstaining)

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- *6j. **Z06-26 (District 1)** The 100 block of West McKellips Road (south side). Southwest corner of Center and McKellips Road. (3.73 acres). Rezone from C-2 to R-3 PAD and Site Plan Modification. This request will allow for the development of a townhome subdivision. Ross Farnsworth, RSB Partners LLC, owner; Jeff Welker, Welker Development Resources LLC, applicant. ***(Held two neighborhood meetings, notified property owners, registered neighborhoods, homeowners associations and schools affected by the proposed development.)***

P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Carpenter absent)

7. Take action on the following resolutions:

- *7a. Extinguishing a Public Utility Easement located at 2761 S. Yucca Street.
- This easement needs to be extinguished to allow the construction of a swimming pool.
- *7b. Granting a Power Distribution Easement to Salt River Project at the Central Arizona Project Water Treatment Plant at 7750 E. Brown Road.
- This easement is needed for SRP to have their facilities on city-owned property.
- *7c. Approving and supporting the submittal of a grant application to the Gila River Indian Community.
- This application is submitted by the Child Crisis Center – East Valley to construct a new and larger Family Resource Center to house the Children’s Behavioral Health Program.

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8. Take action on the following recommendation from the Utility Committee:
- 8a. Request by Dillon's RV City to provide water and sewer service outside the city limits at 9452 E. Apache Trail.

Utility Committee Recommendation: Approval of Option 2.
(Vote 3-0)

9. Discuss, receive public comment, and take action on the ordinances introduced at a prior Council meeting. Any citizen that wants to provide comment should submit a blue card to the Clerk before the item is voted on. If a citizen wants to comment on an item listed with an asterisk (*), a blue card must be given to the Clerk before Council votes on the consent agenda.

- *9a. Amending various sections of the Mesa City Code regarding the following traffic modifications:

Changing the Name of a Street

East 9510 through East 9590 Harmony Avenue to the name of Hampton Avenue (west of Crismon Road and south of Southern Avenue, Council District 6).

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

On the north side of Auto Park Drive from a point 300 feet west of Superstition Springs Boulevard to a point 515 feet west of Superstition Springs Boulevard (north of US 60, Superstition Freeway and west of Superstition Springs Boulevard, Council District 6).

On the west side of Auto Loop Avenue from Auto Park Drive to a point 295 feet south of Auto Park Drive (north of US 60, Superstition Freeway and west of Superstition Springs Boulevard, Council District 6).

On Hobson from Baseline Road to a point 250 feet north of Baseline Road (north of Baseline Road and east of Mesa Drive, Council District 4).

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On Mesquite Street from a point 740 feet west of Mountain Road to a point 135 feet east of Mountain Road (south of Elliot Road at Mountain Road, Council District 6).

No Parking: 10-3-24 (F 9) (10:00 pm to 4:00 am No Parking)

On Auto Center Drive from Mesa Drive to Horne (north of Baseline Road and east of Mesa Drive, Council District 4).

On Hobson from a point 250 feet north of Baseline Road to Auto Center Drive (north of Baseline Road and east of Mesa Drive, Council District 4).

- *9b. Amending Section 11-13-2 of the Zoning Ordinance to allow the platting of condominium subdivisions without requiring a Planned Area Development (PAD) overlay or frontage on a public street for individual units. **CONTINUED FROM THE MARCH 20, 2006 COUNCIL MEETING.**

P&Z Recommendation: Approval. (Vote: 7-0)

DDC Recommendation: Denial. (Vote: 6-1 with Boardmembers Riekema and Close absent and Chucri voting for approval)

10. Take action on the following subdivision plat:
- *10a. "GATEWAY AIRPORT COMMERCE PARK" (**District 6**) – 8800-9000 blocks of East Germann Road (north side) located north and west of Germann Road and Ellsworth Road. 48 M-1 PAD commercial/industrial lots (38.05 ac) Gateway Airport Property Investors Limited Partnership, A. Brent Payne, General Partner, owner.
11. Items from citizens present. (Maximum of three speakers for three minutes per speaker)