

CITY COUNCIL AGENDA
COUNCIL CHAMBERS – 57 EAST FIRST STREET

Monday, February 3, 2003

5:45 P.M.

Invocation by Dr. James E. Adams, Pastor, Cornerstone Church.

Pledge of Allegiance.

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. Approval of minutes of previous meetings as written.
3. Conduct a public hearing on the McKellips Road Scalloped Street Assessments, City of Mesa Project Nos. 95-12 and 95-12.1. (See backup information for Item #6a)

This project installed street improvements along portions of McKellips Road from Country Club Drive to Gilbert Road and assess a portion of the costs to the adjacent property owners under the Scalloped Street Assessment Laws.

MESA CITY COUNCIL
February 3, 2003
Page 2

4. Consider the following liquor license applications:

a. TOM RHODES, PRESIDENT

Special Event License application of Tom Rhodes, President, Mesa Hohokams, a one-day civic event to be held Thursday, March 6, 2003, from 4:00 p.m. to 12 Midnight, at 1235 N. Center Street, Hohokam Stadium.

b. TOM RHODES, PRESIDENT

Special Event License application of Tom Rhodes, President, Mesa Hohokams, a one-day civic event to be held Wednesday, March 26, 2003, from 4:00 p.m. to 12 Midnight, at 1235 N. Center Street, Hohokam Stadium.

*c. KEITH C. MILLER, PRESIDENT

Special Event License application of Keith C. Miller, President, Mesa West Rotary Foundation, Inc., a one-day charitable event to be held Wednesday, February 5, 2003, from 6:00 p.m. to 10:00 p.m., at 1341 S. Alma School Road, Fiesta Park.

5. Consider the following contracts:

*a. Library SelfCheck System Hardware for the Dobson Ranch Branch Library as requested by the Information Services Division (ISD).

The Purchasing Division recommends authorizing an additional purchase option from the City's previous RFB #2002167 with 3M Safety and Security Systems Division, for a total of \$27,506.05 (**Sole Source**).

*b. Three-year supply contract for residential refuse and recycling containers (blue, black and green barrels) as requested by the Solid Waste Division.

The Purchasing Division recommends accepting low bid by Rehrig Pacific Company for a total of \$661,422.96 based on estimated annual requirements.

MESA CITY COUNCIL
February 3, 2003
Page 3

- *c. Three-year supply contract for sign fabrication materials for the Transportation Division.

The Purchasing Division recommends accepting low bid in each of the three groups, as follows:

Zumar Industries for Group 1 at \$75,154.49 based on estimated annual purchases; and Rocal, Inc. for Groups 2 and 3 at \$95,715.36 based on estimated annual purchases. The combined award is then \$170,869.85 based on estimated annual purchases.

- *d. Information Services Building Interim Remodel Project. City of Mesa Project No. 00-96.1.

This project proposes to provide new flooring, paint and ceiling tile, as well as reconfigure systems furniture and perform minor wall construction to meet current space needs. Minor changes to the electrical and fire alarm system will also be made to accommodate the wall modifications.

Recommend award to low bidder, Niche Contractors Inc., in the amount of \$174,010.00 plus an additional \$17,401.00 (10% allowance for change orders) for a total award of \$191,411.00.

- *e. Solid Waste Building Addition, Phase 1, Fence Walls. City of Mesa Project No. 01-652-001.

This project proposes to complete the perimeter wall and add an interior wall, approximately 350 feet of block wall, between the new Utilities building and the existing Electric building.

Recommend award to low bidder, WL Emshoff, in the amount of \$37,785.00 plus an additional \$3,778.50 (10% allowance for change orders) for a total award of \$41,563.50.

MESA CITY COUNCIL
February 3, 2003
Page 4

- *f. Fremont Jr. High School Athletic Field Lighting. City of Mesa Project No. 02-60.

This project proposes to add lighting to the soccer field, allowing for increased use by the school and community.

Recommend award to low bidder, Sellers & Sons, Inc., in the amount of \$74,988.25 plus an additional \$7,498.83 (10% allowance for change orders) for a total award of \$82,487.08.

- *g. 2002/2003 Crack Sealing Project. City of Mesa Project No. 02-904-001.

This project proposes to crack seal nearly 1,850,000 square yards of pavement surfaces throughout Mesa this year.

Recommend award to low bidder, CPC Construction Inc., in the amount of \$316,370.89 plus an additional \$31,637.09 (10% allowance for change orders) for a total award of \$348,007.98.

6. Consider the following resolutions:

- a. Approving the final Scalloped Street Assessments for McKellips Road, City of Mesa Project Nos. 95-12 and 95-12.1.

This project installed street improvements along portions of McKellips Road from Country Club Drive to Gilbert Road and assess a portion of the costs to the adjacent property owners under the Scalloped Street Assessment Laws.

- *b. Authorizing the City Manager to execute a Development Agreement for City Share Reimbursement between Evergreen-Santa Anna, Limited Partnership, an Arizona Limited Partnership, and the City of Mesa for the reimbursement of regional offsite improvements that are being required by the City of Mesa in conjunction with the proposed development of a Walgreen's located at 2024 West Main Street.

MESA CITY COUNCIL
February 3, 2003
Page 5

- c. Authorizing the City Manager to execute a Disposition and Development Agreement with Outsource International, an Arizona limited liability company, and all other instruments necessary to carry out the provisions of the agreement.
 - *d. Creating an Arts and Cultural District for the City of Mesa.
 - *e. Amending Resolution No. 6362 and changing the requirements for and the administration of the reserve fund created to serve the City's Utility Systems Revenue Bonds and Utility Systems Revenue Refunding Bonds.
 - *f. Ordering the sale of \$22,565,000 principal amount of City of Mesa General Obligation Bonds, Series 2003; and authorizing the reimbursement from bond proceeds of certain advances on construction projects.
 - *g. Ordering the sale of \$50,470,000 principal amount of City of Mesa Utility Systems Revenue Bonds, Series 2003; and authorizing the reimbursement from bond proceeds of certain advances on construction projects from the utility fund.
 - *h. Ordering the sale of \$26,805,000 principal amount of City of Mesa Street and Highway User Revenue Bonds, Series 2003; and authorizing the reimbursement from bond proceeds of certain advances on construction projects.
- 6.1. Consider the following recommendation from the Parks and Recreation Board:
- a. Approving entering into an agreement with Atlasta Catering Service for catering services at Hohokam Stadium during Spring Training games for a term of three years, with the possibility of two additional one-year extensions at the City's sole option, to commence February 1, 2003 and terminate December 31, 2005.

MESA CITY COUNCIL
February 3, 2003
Page 6

6.2. Consider the following recommendations from the Finance Committee:

*a. Approving the Comprehensive Annual Financial Report of the City of Mesa for fiscal year ended June 30, 2002.

*b. Moved to Item #6e, #6f, #6g & #6h.

7. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding Ordinances:

*a. **Z02-37** The northwest corner of Broadway and 63rd Street (1± ac.). Rezone from OS to OS P.A.D. This case involves a Planned Area Development (P.A.D.) overlay district to facilitate individual ownership of an existing building. Robert Scharber, owner; Paul Devers, applicant.

P&Z Recommendation: Approval with conditions (vote passed 7-0)

1. Compliance with the basic development as constructed and as approved with case Z01-65.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).

*b. **Z02-38** The 100, 200 and 300 blocks of North Fraser Drive West, North Fraser Drive and North Fraser Drive East (42.22± ac.). Rezone from R-2, R-3 and R1-9 to R-2 HP, R-3 HP, and R1-9 HP. This case involves an Historic District (H.P.) overlay of the Fraser Fields subdivision. Various, owner; City of Mesa, applicant.

P&Z Recommendation: Approval with conditions (vote passed 6-1 Esparza, nay)

MESA CITY COUNCIL
February 3, 2003
Page 7

- *c. **Z02-39** The 7500 block of East Broadway, south side (2.14± ac.). Rezone from OS to C-1 and Site Plan Modification. This case involves the development of office buildings. Louis Greco, owner; Vince Di Bella; Saemish Di Bella Architects, applicant.

P&Z Recommendation: Approval with conditions (vote passed 7-0)

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations submitted, (without guarantee of lot yield, building count, lot coverage) except as noted below.
2. Compliance with all City development codes and regulations unless otherwise waived through a Development Incentive Permit or a variance granted through the Board of Adjustment.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. All street improvements and perimeter landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Design Review Board.
7. Compliance with the following terms of the Citizen Participation Report (subsection b) from Vince Di Bella dated Nov. 12, 2002; this letter is incorporated into the ordinance by reference:
 1. Every effort will be made to salvage or transplant existing (Palo Verde) tree. The tree will need to be evaluated prior to the beginning of any site work to determine whether the tree could survive transplanting.

MESA CITY COUNCIL
February 3, 2003
Page 8

2. Wood fence along south property line will be replaced with a concrete block fence wall (6'-0" high). Height of wall will be coordinated to provide visual security desired balanced with the height of the wall. The south elevation of the building along the property line utilizes ribbon windows with a sill height of 7'-0" to provide natural light into the facility but limits direct view to the south property line.
3. Rodent population (gophers) in this area is high and further aggravated with the disturbance of soil. The developer will try to mitigate the disturbance of this area and control migration of rodent population.
4. Site parking lot lighting will be minimized by directing lighting away from the residential area and limiting the height of the light fixture to 20'-0" above finished grade.
8. Retention basins to be 6:1 slopes maximum when adjacent to public rights-of-way or pedestrian walkways.

*d. **Z02-40** The northwest corner of Stapley Drive and Inverness Avenue (1.63± ac.). Site Plan Modification. This case involves the development of a Chick-fil-A restaurant. Equilon Enterprises, L.L.C., owner; Susan Stewart, L.E.A.D.S., applicant.

P&Z Recommendation: Approval with conditions (vote passed 6-0)

1. Compliance with the basic development as described in the project narrative and as shown on the revised site plan and elevations submitted, (without guarantee of lot coverage) except as noted below.
2. Compliance with all City development codes and regulations.

MESA CITY COUNCIL
February 3, 2003
Page 9

3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
 4. Compliance with all requirements of the Design Review Board, including landscaping, pedestrian connections and elevations.
 5. Compliance with all conditions of a Substantial Conformance Improvement Permit.
8. Items from citizens present. (Maximum of three speakers for three minutes per speaker).