

CITY COUNCIL AGENDA

COUNCIL CHAMBERS – 57 EAST FIRST STREET

Monday, January 9, 2006
5:45 P.M.

Invocation by Pastor Paul Covert, Central Christian Church.

Pledge of Allegiance.

Mayor's Welcome.

Swearing in of City Manager, Christopher J. Brady.

Mayor's State of the City address.

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.
 - 2.1 Conduct of public hearing and consider an amendment to the land use map for the following Minor General Plan Amendment and possible adoption of the corresponding Resolution:
 - 2.1a. **GP Minor 05-01TC (District 4)** Conduct a public hearing and consider an amendment to the land use map. Located at the northeast corner of 1st Avenue and Extension Road (approx. 6 acres). Request for General Plan Amendment Land Use designation from Multi-Family Residential to

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Retail/Commercial Services. Coury Family Trust, owner; Paul Devers, Cawley Architects, applicant. ***(Property owners and tenants within 1,000 feet were notified by mail. Held neighborhood meeting on September 13, 2005). COMPANION CASE CZ05-001TC.***

DDC Recommendation: Approval with condition. (Vote: Passed 6-0)

- 2.1b. **GP Minor 05-01TC (District 4)** Consider adoption of the corresponding Resolution. Located at the northeast corner of 1st Avenue and Extension Road (approx. 6 acres). Request for General Plan Amendment Land Use designation from Multi-Family Residential to Retail/Commercial Services. Coury Family Trust, owner; Paul Devers, Cawley Architects, applicant. ***(Property owners and tenants within 1,000 feet were notified by mail. Held neighborhood meeting on September 13, 2005). COMPANION CASE CZ05-001TC.***

DDC Recommendation: Approval. (Vote: Passed 5-0)

3. Consider the following liquor license applications:

*3a. Clarence A. Stouffer, Chairperson

This is a one-day charitable event for Mobil Nobles Shrine Club, to be held on Sunday, February 12, 2006 from 5:00 p.m. to 9:00 p.m. at 5001 E. Main Street.

*3b. Felix Guzman-Aranibar, Agent

New Beer and Wine Store License for La Preciosa Super Carniceria, 351 N. Country Club Dr. This is an existing building with no current liquor license.

*3c. Kristen Kimberly Kahm, Individual

New Restaurant License for Papillions Too, 525 S. Gilbert Rd. A Restaurant License previously held at this location by Tamara Lynn Lockman, Agent, Papillions Too will revert back to the State.

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*3d. Helal Naseer Pasha, Agent

New Restaurant License for Rotellis Pizza and Pasta, 1762 S. Greenfield Rd. #111. This is an existing building with no current liquor license.

*3e. Thomas Joseph Hice, Agent

New Restaurant License for The Mike Thai Restaurant, 5110 E. Southern Ave. Ste. 104. This is an existing building with no current liquor license.

4. Consider the following contracts:

*4a. Additional Purchase of Two Replacement Aerial Lift Bucket Trucks as requested by the Transportation Division, Traffic Engineering. (Contract 2005142)

The Purchasing Division recommends authorizing an additional purchase option with the original bidder, Equipment Technology LLC at \$143,732.64, including options, extended warranties and applicable taxes.

*4b. Three-year Supply Contract for Traffic Control Signs as requested by the Transportation Division, Field Operations. (2005183)

The Purchasing Division recommends accepting the overall low bid meeting specifications by Safeway Sign Co. at \$81,071.98 annually, based on estimated requirements, including contingencies and applicable taxes

*4c. Three-year Supply Contract for Lycofast Mechanical Couplings for Warehouse Inventory as requested by the Gas Utility Division, Gas Distribution & Construction. (2005164)

The Purchasing Division recommends accepting the only responsive bid received by R. W. Lyall & Co., Inc. at \$154,824.95 annually, based on estimated requirements, including contingencies and applicable sales tax.

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- 4d. Las Sendas Sulfide Control Station, City of Mesa Project No. 01-659-001.

This project will install a ferrous chloride injection station in the area of McDowell Road and Sossaman Road to minimize odors and corrosion in the City's sanitary sewer system.

Recommend award to low bidder, Highland Engineering, in the amount of \$1,274,867.00 plus an additional \$127,486.70 (10% allowance for change orders) for a total award of \$1,402,353.70.

- 4e. Downtown Parking Lot Improvements – Mahoney Parking Lot, City of Mesa Project No. 05-904-001.

This project will slurry seal the existing parking lot north of the Tribune Building (120 West 1st Avenue) between Robson and MacDonald. Improvements include pavement reconstruction, striping, and site fencing for improved access. These improvements are needed to help meet the anticipated increase in parking demand as a result of downtown development.

Recommend award to low bidder, Southwest Slurry Seal, in the amount of \$36,884.48 plus an additional \$3,688.45 (10% allowance for change orders) for a total award of \$40,572.93.

- 4f. Downtown Parking Lot Improvements – Mahoney Parking Lot Lighting, City of Mesa Project No. 05-904-002.

This project will provide lighting improvements to the existing parking lot north of the Tribune Building (120 West 1st Avenue) between Robson and MacDonald. Improvements include upgrading existing electrical equipment and the installation of new pole-mounted light fixtures.

Recommend award to low bidder, Brooks Brothers, Inc., in the amount of \$54,115.00 plus an additional \$5,411.50 (10% allowance for change orders) for a total award of \$59,526.50.

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5. Introduction of the following ordinances and setting January 23, 2006 as the date of public hearing on these ordinances:
- *5a. **Z05-105 (District 1)** 550 East University Drive (north side). Located at the northwest corner of East University Drive and North Hobson Road (0.2± ac). Rezone from R-4 to O-S and Site Plan Review. This request will allow for the development of an office. Steve Bleck, applicant; Boyd H. Thacker, applicant. ***(Held neighborhood meetings, notified neighbors, registered neighborhoods and homeowners associations.)***
- P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Langkilde absent.)
- *5b. **Z05-106 (District 5)** The 9050-9200 block of East Brown Road (south side). Located west of the southwest corner of Brown Road and Ellsworth Road (1.5± ac). Rezone from R1-43 to O-S PAD and Site Plan Review, to allow for the development of office condominiums. Allen Marsh, Brown Falcon, LLC, owner; Dan Brock, Brock, Craig & Thacker, applicant. ***(Notified neighbors, registered neighborhoods and homeowners associations.)***
- P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Langkilde absent.)
- *5c. **Z05-107 (District 6)** The 5200 block of East Broadway Road (south side). Located east of Higley Road and south of Broadway Road (2.8 ac). Site Plan Modification. This case will allow the development of a retail building. Sandor Development, owner; Martin Flood, A & E Solutions LLC, applicant. ***(Notified neighbors, registered neighborhoods and homeowners associations.)***
- P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Langkilde absent.)
- *5d. **Z05-108 (District 3)** 2655 West Guadalupe Road (south side). Located south of Guadalupe Road and east of Price Road (2400± sf). Council Use Permit to allow for the relocation of a pawnshop from one suite to another within the same shopping center. Egan Daniels, Agent for Owner –

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BP Pinnacle Properties, LLC, owner; Walter Cheeseman – Apache Pawn of Mesa, Inc., applicant. ***(Held neighborhood meetings, notified neighbors, registered neighborhoods and homeowners associations.)***

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

- *5e. **Z05-109 (District 2)** The 1100 block of North Greenfield Road (east side). Located at the southeast corner of North Greenfield Road and East Brown Road (17.20± ac). Rezone from AG to R1-15-PAD. This request will allow for the development of a single-family residential subdivision. Erik Partridge, Partridge Development, owner; Josh Hannon, AMEC, applicant. ***(Held a neighborhood meeting, notified neighbors, registered neighborhoods and homeowners associations.)***

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

- *5f. **Z05-110 (District 6)** The 7600-8000 block of East Elliot Road (south side). Located on the Southeast corner of Sossaman & Elliot Roads (59.94 acres). Rezone from Maricopa County Rural 43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. C&B Dairy Limited Partnership, Thomas & Susan Dodds, Elliot & Sossaman Limited Partnership, TLC Enterprises, owner; Thomas Dodds, applicant.

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

- 5g. Amending Section 9-6-5(B), Table; Section 9-6-5(D) 2; Section 9-6-5 (D) 4 and adding Section 9-6-5(D) 6 to the Mesa City Code relating to Desert Uplands Development Standards.

6. Consider the following resolutions:

- 6a. Authorizing the City Manager to execute an Equipment Lease/Purchase Agreement for the City's Photo Safety Enforcement Program. (Alternative A)

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- *6b. Extinguishing an Easement for Public Utilities and an Easement for Ingress and Egress and Public Utilities in Mountain Estates at Las Sendas.

These easements are no longer required.

- 6c. Granting the sale of City property located on 13th Place east of Country Club Drive.
- *6d. Granting the sale of City property located at the southeast corner of Broadway Road and Country Club Drive.

7. Consider the following ordinances:

- 7a. **CZ05-001TC (District 4)** Located at the northeast corner of 1st Avenue and Extension Road (approx. 6 acres). Request for rezoning from R-4 and C-2 to C-3. Coury Family Trust, owner; Paul Devers, Cawley Architects, applicant. ***(Property owners and tenants within 1,000 feet were notified by mail. Held neighborhood meeting on September 13, 2005)***

DDC Recommendation: Approval with conditions. (Vote: Passed 5-0)

- *7b. Amending Sections pertaining to the Zoning Ordinance and Subdivision Regulations of the Mesa City Code; amending Sections 11-18-2, 11-18-6, 11-18-8, 11-18-9, 11-18-10 regarding adjustments to the required fees for planning services; and amending Sections 9-6-2(c), 9-6-2(d), 9-6-2(e), 9-6-2(f), 9-6-6(d) regarding adjustments to the required fees for subdivision plats and land splits.

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

8. Consider the following recommendation from the Finance Committee:

- *8a. Adjustments to Solid Waste commercial rates and fees for front load bins and roll offs.
- *8b. Accept the City's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended June 30, 2005

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9. Consider the following recommendations from the General Development Committee:
 - *9a. **Deleted.** Approving possible changes to portable sign regulations.
 - *9b. Recommendation to deny request of Mesa Community College to change the Sign Ordinance to allow banners on City-owned light poles outside the downtown area.
- *9.1. Discuss and consider Severance Pay Separation Agreement for City Attorney.
10. Hear public comments, discuss and consider the recommendation of the Transportation Advisory Board regarding traffic control changes on Baseline Road near Longmore Street.
11. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding Ordinances:
 - *11a. **Z05-94 (District 6)** The 6500 block of East Superstition Springs Boulevard (north side). Located west of Power Road and south of the Superstition Freeway (3± acres). Site Plan Modification. This request is to allow for the development of restaurant uses in a group commercial center. (***Notified neighbors, registered neighborhoods and homeowners associations.***)

P&Z Recommendation: Approval with Conditions. (Vote: 6-0 with Boardmember Salas absent)
 - *11b. **Z05-97 (District 6)** The 4100 block of East Valley Auto Drive (north side). Located at the southwest corner of US60 and South Greenfield Road (5.85± ac). Rezone from M-1 to M-1-PAD and Site Plan Review. This request will allow for the development of office and warehouse condominiums. Jon Huston, owner, Boyd H. Thacker, applicant. (***Held neighborhood meetings and contacted registered neighborhoods.***)

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

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- *11c. **Z05-98 (District 5)** 4460 East Main Street. Located east of the northeast corner of North Greenfield Road and East Main Street (2.5± ac). Rezone from C-2 to C-3. This request is to bring the current tenant uses into compliance with the zoning ordinance. Joe Dotty, Power of Attorney for owner, Jerry Torr, applicant. **(Notified neighbors, registered neighborhoods and homeowners associations.)**

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

- *11d. **Z05-99 (District 6)** The 2400 block of South Wattlewood extending east and south to the approximate alignment of East Nell Avenue, then east to South Copperwood. Located north of Guadalupe Road and west of Meridian Drive (23.2± ac). Rezone from R1-6 DMP to R-2 PAD DMP and Site Plan Review. This request will allow the development of golf condominiums within the Sunland Springs Village Development Master Plan. Craig Alstrom, Farnsworth Development, owner/ applicant. **(Held neighborhood meeting and notified the homeowners association.)**

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

- *11e. **Z05-100 (District 6)** 5905 East Still Circle. Located west of Recker Road and north of Baseline Road (5± ac). Site Plan Review. This request is to allow for the development of a long-term acute care facility. Gary Cloud, owner, Timothy C. Becker, applicant. **(Notified neighbors, registered neighborhoods and homeowners associations.)**

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

- *11f. **Z05-102 (District 6)** The 8500-8600 block of East Guadalupe Road (south side). Located east of the southeast corner of South Hawes Road and East Guadalupe Road (9± ac). Rezone from R1-43 to R1-6-PAD and Site Plan Review. This request will allow for the development of

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a single-family residential subdivision. Yoram Hachamon, Miramesa Properties, LLC, owner, Thomas D. Bohlen, Oracle Architecture & Planning, applicant. ***(Held neighborhood meetings, notified neighbors, registered neighborhoods and homeowners associations.)***

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

- *11g. **Z05-103 (District 5)** The 6300-6800 blocks of East Baywood Avenue (north side). Located west of Power Road and north of Broadway Road (38.5± ac). Rezone from R-4 BIZ, C-2, and O-S to C-1 BIZ and Site Plan Review. This request will facilitate the further development of the hospital campus. Don A. Evans, owner, John Berry, Esq., applicant. ***(Held neighborhood meetings, notified neighbors, registered neighborhoods and homeowners associations.)***

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

- *11h. **Z05-104 (District 4)** 1050 South Stapley Drive. Located north of Southern Avenue and west of Stapley Drive (6.5± ac). Rezone from R-2 to R-2 PAD. This request is to allow the conversion of existing apartments to condominiums. Sunland Manor Limited Liability Company, owner, Sean Lake, Pew & Lake, P.L.C., applicant. ***(Notified neighbors, registered neighborhoods and homeowners associations.)***

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

12. Consider the following subdivision plats:

- *12a. "ANASAZI ESTATES" – **(District 5)** – 8600-8700 blocks of East Culver Street (north side) located south and east of McDowell Road and Hawes Road. 4 R1-35 single residence lots (5.12 ac) Daniel S. Lee, Connie G. Lee, M&I Marshall and Isley Bank, owners; Allen Consulting Engineers, Inc., engineer.

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- *12b. "SUPERSTITION GATEWAY EAST" – (**District 6**) – 1600-1900 blocks of South Signal Butte Road (east side) located north and east of Baseline Road and Signal Butte Road. 10 C-2 DMP commercial lots (24.19 ac) CTW Retail Partners, L.L.C., Chris Hinkson, Tim Dollander and Walt Brown, managing partners, owners; WRG Design, Inc., engineer.
 - *12c. "TOWNHOMES AT SUNLAND SPRINGS VILLAGE PHASE ONE" – (**District 6**) – 2500-2700 blocks of South Signal Butte Road (east side) located north and east of Guadalupe Road and Signal Butte Road. 97 R1-6 PAD DMP condominium units (13.61 ac) Transnation Title Insurance Company, trustee; Clouse Engineering, Inc., engineer.
13. Items from citizens present. (Maximum of three speakers for three minutes per speaker).