

# COUNCIL MINUTES

May 8, 1998

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on May 8, 1998 at 7:30 a.m.

## COUNCIL PRESENT

Mayor Wayne Brown  
Pat Gilbert  
John Giles  
Joan Payne  
Wayne Pomeroy  
Claudia Walters

## COUNCIL ABSENT

Dennis Kavanaugh

## STAFF PRESENT

C.K. Luster  
Wayne Balmer  
Neal Beets  
Denise Bleyle  
Tanya Collins  
Dennis Compton  
Mike Hutchinson  
Barbara Jones  
Ron Krosting  
Dorinda Larsen  
Rich Lorig  
Greg Marek  
Jeff Martin  
Tom Mattingly  
Frank Mizner  
Keith Nath  
Ruth Anne Norris  
Cynthia Otanez

## STAFF PRESENT (CONT)

Ellen Pence  
Bryan Raines  
Andrea Rasizer  
Leon Rawlings  
Tom Remes  
Becky Richardson  
Sharon Seekins  
Jenny Sheppard  
Jan Strauss  
Debbie Vickman  
Mindy White  
Others

## OTHERS PRESENT

Dale Cillian  
Debra Duvall  
Tom Verploegen  
Others

Mayor Brown excused Councilmember Kavanaugh from the meeting.

- Hear from Dale Cillian, Specialized Services Cleaning, concerning a bid for homicide clean-up services.

Dale Cillian, 955 West Sherri Drive, of Specialized Services Cleaning Biohazard Cleaning & Renovation Professionals (SSC), referred to a Request For Proposal (RFP) for homicide scene clean-up services in which SSC responded. Mr. Cillian provided the Council with photographs depicting various crime scenes to demonstrate the type of clean-up required with this contract. Mr. Cillian questioned if Crime Clean, the company recommended by the Purchasing Department to be awarded the contract, meets Occupational Safety and Health Administration (OSHA) standards or maintains a Material Safety Data Sheet (MSDS) log. Mr. Cillian expressed the opinion that a contractor's license is necessary to efficiently clean-up a homicide scene and noted the importance of the proper disposal of products removed from a crime scene. Mr. Cillian suggested that Council consider not awarding the contract as recommended by staff.

City Attorney Neal Beets informed the Council that a contractor's license will not be necessary because the scope of work will only include cleaning services to remove biohazardous waste and not repair services. Mr. Beets indicated that the Safety Services' Department reviewed both Crime Clean and SSC and determined that the companies meet OSHA requirements. Mr. Beets explained that staff has investigated concerns expressed by Mr. Cillian and determined that Crime Clean meets the necessary requirements and expressed the opinion that the best proposal in the interest of the City of Mesa is the proposal recommended by staff.

Purchasing Director Sharon Seekins informed Council that the contract will be in the amount of \$7,500 and stated that the Police Department has received a grant to offset the cost of homicide clean-up services in certain circumstances.

In response to a question from Vice Mayor Gilbert, Ms. Seekins advised that Crime Clean will be required to provide a Certificate of Insurance prior to being awarded the contract.

Mayor Brown stated that the review and approval of the proposed contract will proceed as recommended by staff.

2. Discuss and consider the Voit Development Company proposal to redevelop Site 21 (former Bank One building).

Redevelopment Director Greg Marek stated that on April 10, 1998 Council directed staff to proceed with the concept of constructing a parking garage north of the former Bank One building and to negotiate with the Voit Development Company to prepare a Redevelopment Agreement of Site 21. Mr. Marek advised that a final Redevelopment Agreement will be presented for Council's review at the May 14, 1998 Study Session. Mr. Marek informed Council that a petition has been received from several of the business and property owners along the north side of Main Street between Macdonald and Center Streets requesting that a parking garage not be built on the surface lot behind their businesses.

In response to questions from Councilmember Giles, Mr. Marek explained that negotiations are in process regarding the type of tenant that will occupy the facility and amenities that will be necessary to attract the tenants. Mr. Marek stated that currently retail space and a full-service restaurant are planned for the main floor.

Mayor Brown stated that further discussions regarding the Redevelopment Agreement should be conducted after the negotiations with the Voit Development Company have been concluded and completion of the final Redevelopment Agreement.

Mr. Beets informed Council that negotiations will continue with the Voit Development Company and reiterated that staff will return to a future Study Session with a final Redevelopment Agreement for Council's review.

Mayor Brown advised that he has responded to the petition received from the downtown business owners.

In response to a question from Mayor Brown, Mr. Marek stated that upon the approval of a Redevelopment Agreement staff will meet with the downtown merchants regarding the impacts by the project such as the timing and parking availability.

Mayor Brown thanked Mr. Marek for the update.

3. Acknowledge receipt of minutes of meetings of various boards and committees.

a. Housing and Human Services Advisory Board meeting held April 23, 1998

It was moved by Councilmember Giles, seconded by Councilmember Pomeroy, that receipt of the above listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES - Brown-Gilbert-Giles-Payne-Pomeroy-Walters  
NAYS - None  
ABSENT - Kavanaugh

Mayor Brown declared the motion carried unanimously by those present.

4. Hear reports on meetings and/or conferences attended.

Mayor Brown advised that there were no reports on meetings and/or conferences attended.

5. Scheduling of meetings and general information.

City Manager Charles Luster advised that the meeting schedule is as follows:

Thursday, May 14, 1998, 7:30 a.m. - Study Session

Thursday, May 21, 1998, 5:45 p.m. - Regular Council Meeting

Friday, May 22, 1998, 7:30 a.m. - Study Session

Friday, May 22, 1998, 5:00 p.m. - Reception for Outgoing Council

Tuesday, May 26, 1998, 7:30 a.m. - Budget Review Session

Wednesday, May 27, 1998, 7:30 a.m. - Budget Review Session

Thursday, May 28, 1998, 7:30 a.m. - Budget Review Session

Mayor Brown suggested that Council attend the Arizona Department of Transportation (ADOT) breakfast and board meeting to be held on Friday, May 15, 1998 at 7:30 a.m. at the Sheraton.

Mr. Luster advised that Study Sessions will be held on Thursday mornings for the months of June and July.

6. Prescheduled public opinion appearances (maximum of three speakers for three minutes per speaker).

Mayor Brown advised that there were no prescheduled public opinion appearances.

7. Items from citizens present (maximum of three speakers for three minutes per speaker).

Mayor Brown advised that there were no items from citizens present.

8. Adjournment.

Without objection, the Study Session adjourned at 7:55 a.m.

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WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on 8th day of May 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 1998

BARBARA JONES, CITY CLERK