

CITY COUNCIL AGENDA

COUNCIL CHAMBERS – 57 EAST FIRST STREET

Monday, April 7, 2008
5:45 P.M.

Invocation by Executive Pastor, Danny Dodson, Central Christian Church of the East Valley.

Pledge of Allegiance.

Mayor's Welcome.

Presentation of the 2007 Spirit of Mesa Neighborhood Awards.

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.

(Members of the Mesa City Council will attend either in person or by telephone conference call).

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1. Take action on all consent agenda items.
- *2. [Approval of minutes](#) of previous meetings as written.
3. Take action on the following liquor license applications:
 - *3a. [Costco Wholesale #1028](#)

Location Transfer Liquor Store License for Costco Wholesale #1028, 1444 S. Sossaman Road, Costco Wholesale Corp – Applicant, Clare Hollie Abel – Agent. This is new construction with no previous liquor license at this location. **(District 6)**
 - 3b. [Tacos Y Mariscos La Salsita](#)

New Restaurant License for Tacos Y Mariscos La Salsita, 35 N. Country Club Drive, Tacos Y Mariscos La Salsita LLC – Applicant, Jorge L. Roldan – Agent. The previous Restaurant license held at this location by Santoyos Business Investments LLC, issued 04/07/2006, will revert back to the State. **(District 4)**
4. Take action on the following contracts:
 - *4a. [One Light-Duty Replacement Truck](#) with Utility Body for the Utilities Department, Electric Division.

The Procurement Services Department recommends authorizing purchase from Avondale Dodge, Inc. at \$30,866.52, including applicable sales tax.
 - *4b. [One Replacement Heavy-Duty Truck](#) with Dump Body for the Transportation Department, Field Operations.

The Procurement Services Department recommends awarding the contract to the lowest, responsive and responsible bidder, McCandless of Arizona at \$112,306.11, including applicable sales tax.

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- *4c. [One Replacement Asphalt Path Paver](#) for the Transportation Department, Field Operations. **(Single Bid)**

The Procurement Services Department recommends authorizing purchase from Empire Southwest dba Empire Machinery at \$97,030.64, including applicable sales tax.

- *4d. [Two-Year Renewal Supply Contract](#) for Chip Seal Aggregate for Low Volume Roads for the Transportation Department, Field Operations.

The Procurement Services Department recommends authorizing renewal to Mesa Materials, Inc. at \$169,611.49 annually, based on estimated requirements, including contingencies and applicable sales tax.

- *4e. Purchase of One (1) [Replacement Uninterruptible Power Supply](#) (UPS) for the Transportation Department, Traffic Engineering.

The Procurement Services Department recommends authorizing purchase from the State of Arizona contract with Titan Power, Inc. at \$39,113.63, including applicable sales tax.

- *4f. Purchase of a [Wireless Water Pressure Monitor System](#) for the Utilities Department, Water Division **(Single Bid)**

The Procurement Services Department recommends awarding the contract to the single bidder, Controls West, Inc. in the amount of \$129,050.86 including applicable sales tax.

- *4g. Ratify the Purchase of One (1) [Replacement Uninterruptible Power Supply](#) (UPS) for the Information Technology Department.

The Procurement Services Department recommends ratifying purchase from the State of Arizona contract with Gruber Technical, Inc. at \$88,745.01, including applicable sales tax.

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- *4h. Purchase of Large [Replacement Water Meters](#) for the Utilities Department, Water Division.

The Procurement Services Department recommends awarding the contract to the lowest, responsive and responsible bidder, Industrial Automation Services, Inc. at \$30,151.07, including sales tax.

- *4i. Two-Year [Renewal Supply Contract for Automotive Hydraulic Hoses](#) and Fittings for the Fleet Services Department.

The Procurement Services Department recommends authorizing a two-year renewal contract to Kaman Industrial Technologies at \$66,239.26 annually, including contingencies and applicable sales tax, based on estimated requirements.

- 4j. [Expand Desert Sage Pump Station No. 1](#), City of Mesa Project No. 04-066-001.

This project will increase the site's pumping capacity in order to meet the projected water demands and pumping capacity requirements specified in the 2004 City of Mesa Water Master Plan.

Recommend award to the low bidder, Weber Group LC, in the amount of \$311,834.00 plus an additional \$31,183.40 (10% allowance for change orders) for a total award of \$343,017.40. Funding is available from the approved FY 07/08 Capital Water Bond Program.

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- 4k. [Expand County Line Pump Station No. 3](#), City of Mesa
Project No. 04-065-001.

This project will increase the site's pumping capacity in order to meet the projected water demands and pumping capacity requirements specified in the 2004 City of Mesa Master Plan.

Recommend award to the low bidder, Arizona Pipeline Company, in the amount of \$849,292.50 plus an additional \$84,929.25 (10% allowance for change orders) for a total award of \$934,221.75. Funding is available from the approved FY 07/08 Capital Water Bond Program.

- 4l. [Convert Highlands Pump Station No. 2](#) (HLPS#2) to Range Rider Pump Station No. 1 ((RRPS#1), 2762 N. Waterbury Road, City of Mesa Project No. 04-063-001.

This project will convert an existing Highlands Pressure Zone Pump Station, which is no longer needed with the zone split, to serve the independent Range Rider Pressure Zone.

Recommend award to the low bidder, Blucor Contracting Inc. in the amount of \$680,849.00 plus an additional \$68,084.90 (10% allowance for change orders) for a total award of \$748,933.90. Funding is available from the approved FY 07/08 Water Bond Program.

- *4m. [Relocation of Wastewater Metering Station](#), City of Mesa
Project No. 01-671-006.

This project will remove approximately 6-feet of the existing wastewater metering station off of the Roosevelt Water Conservation District (RWCD) right-of-way and re-construct it on the Maricopa County Flood Control District (MCFCD) right-of-way.

Recommend award to the low bidder, PMB Construction, LLC, in the amount of \$86,772.00 plus an additional \$8,677.20 (10% allowance for change orders) for a total award of \$95,449.20. Funding is available from the approved FY 07/08 Wastewater Bond Program.

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- 4n. [Kino Junior High School Pool Rehabilitation](#), City of Mesa
Project No. 01-862-001.

This project will include replacement of the existing facilities with both recreational and competitive swim areas. One pool will have six 25-yard warm-up/lesson lanes, zero-depth entry with splash features, and a water slide. The second pool will have a diving well and eight 50-meter racing lanes which can be reconfigured into twenty-five yard racing lanes and water polo courses capable of staging a variety of events. A building with enclosed restrooms, lockers, and a classroom will also be constructed.

Recommend award of the construction phase service contract to Low Mountain Construction, Inc., with a Guaranteed Maximum Price (GMP) of \$7,802,697.00 plus an additional \$390,134.85 (5% allowance for change orders) for a total award of \$8,192,831.85. Funding is available from Quality-of-Life Funds.

5. Introduction of the following ordinances and setting April 21, 2008, as the date of the public hearing on these ordinances:

- *5a. [Amending various sections of the Mesa City Code](#) regarding the following traffic modifications:

10-4-3 Speed Limits (45 mph) and 10-4-4 Speed Limits (40 mph)

Decreasing the speed limit from 45 mph to 40 mph on Main Street from the west City limits to 159 feet west of Pew.
(Main Street west of Alma School Road. **(District 3)**)

10-4-4 Speed Limits (40 mph) and 10-4-5 Speed Limits (35 mph)

Increasing the speed limit from 35 mph to 40 mph on Main Street from 159 feet west of Pew to Alma School Road.
(Main Street west of Alma School Road. **(District 3)**)

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- *5b. [A07-38 \(District 6\)](#) Annexing land located south and east of Ellsworth Road and Pecos Road (0.01 ± ac). Initiated by the property owner, Williams Gateway Airport Authority.
- *5c. [A07-39 \(District 6\)](#) Annexing land located south and west of Ellsworth Road and Pecos Road (0.08 ± ac). Initiated by the property owner, Williams Gateway Airport Authority.
- *5d. [Z08-13 \(District 5\)](#) Parcel 8 at Stone Bridge Mountain, the 2000 to 2200 blocks of North Hawes Road (east side); Parcels 12-13 at Stone Bridge Mountain, the 8900 to 9000 blocks of East McKellips Road (south side). Located west of Ellsworth Road and north and south of McKellips Road (70.9± ac). Rezone from R1-35 (conceptual R1-15 and R1-9) to R1-15 PAD DMP (29.6± ac) and R1-15 PAD DMP (41.3± ac) and Site Plan Review. This will allow for the development of residential subdivisions. Jeff Blandford, Manager, Pinnacle Ridge Holdings, LLC, owner; Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant; Darrell Smith, Wood Patel and Associates, Inc., engineer. ***(Held a neighborhood meeting, notified property owners, homeowners associations and registered neighborhoods.)***

P&Z Recommendation: Approval with Conditions. (Vote: 6-1 with Boardmember Carter nay).

- *5e. [Z08-14 \(District 6\)](#) The 8800 to 9200 blocks of East Elliot Road (north side) and 3200 to 3600 blocks of South Ellsworth Road (west side). Located west of South Ellsworth Road and north of East Elliot Road (127± ac). Rezone the northern portion (67± ac) from R1-43 to C-2 DMP (28± ac) and PEP DMP (39± ac); and a rezone and Site Plan Review for the southern portion (60± ac) from R1-43 to C-2 DMP. All part of a Development Master Plan. This request will allow for the development of a retail power center. Douglas Himmelberger, DeRito Partners Development, Inc., owner; Michelle Santoro, Withey Morris, PLC, applicant; Jeffery S. Erickson, Erickson & Meeks, Engineering, LLC, and Tove Christina White, Kimberly-Horn and Associates, Inc., engineers. ***(Held a neighborhood meeting, notified property owners, homeowners associations and registered neighborhoods.)***

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

- *5f. [Z08-15 \(District 5\)](#) 4608 East Virginia Street. Located east of Greenfield Road and south of Loop 202 Freeway (19.4± ac). Rezone from M-2 to M-2 PAD and Site Plan Review. This request will allow the development of an industrial subdivision. Dorsey Abshier, Mesa Virginia Street LLC, owner; Henry Chan, Ware Malcomb, applicant; Brian Smith, Hunter Engineering, Inc., Engineer. ***(Notified property owners and the Falcon Field Area Alliance.)***

P&Z Recommendation: Approval with Conditions.
(Vote: 6-1 with Boardmember Carter nay).

6. Take action on the following resolutions:

- *6a. [Extinguishing two Temporary Drainage Easements](#) at 342 West Baseline Road. **(District 4)**

These easements are no longer required as the design of the property has changed and new easements will be dedicated.

- *6b. [Extinguishing a Drainage Easement](#) at 8902 East Waltham Avenue. **(District 6)**

This easement is no longer needed as the drainage area has been redesigned to avoid conflicting with the proposed improvements.

- *6c. [Extinguishing two Temporary Drainage Easements](#) and two portions of a Public Utility Easement at 5835 East Still Circle. **(District 6)**

These easements are no longer required as the design of the property has changed and new easements will be dedicated.

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- *6d. [Vacating an alley](#) located in the 1500 Block of East Dover Street and the 600 Blocks of North Hunt Drive and North Hall Street. **(District 2)**

This alley is being vacated at the request of the adjacent property owners to better secure the area. A Public Utility and Facilities Easement will be retained for access by the utility companies.

- *6e. Approving and authorizing the City Manager to execute an [Intergovernmental Agreement with the Maricopa County Department of Transportation](#) for cost sharing in the design and construction of a traffic signal at the intersection of Broadway and Hawes Roads. The estimated cost to the City is \$97,500 and will be funded with Transportation Sales Tax and HURF funds. **(District 6)**

- *6f. Approving and authorizing the City Manager to execute a [Transfer, Consent and Novation Agreement](#) which transfers and assigns the obligation under two separate December 2003 agreements to provide up to a total of 45 MegaWatts of power supply from the Public Service Company of New Mexico to Coral Power, LLC.

- *6g. Approving and authorizing the City Manager to execute a [Waiver of Receipt of Agricultural Irrigation Water Service](#) for two City well sites in the vicinity of Germann and Meridian Drive.

- 6h. Approving and authorizing the City Manager to proceed with [an application to the Department of Housing and Urban Development](#) (HUD) for FY 2008-2009 funding for nonprofit organization projects through the Community Development Block Grant (CDBG) program.

- 6i. Approving and authorizing the City Manager to proceed with [an application to the Department of Housing and Urban Development \(HUD\)](#) for FY 2008-2009 funding for City Department projects through the Community Development Block Grant (CDBG) program.

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- 6j. Approving and authorizing the City Manager to proceed with [an application to the Department of Housing and Urban Development](#) (HUD) through the Maricopa HOME Consortium for FY 2008-2009 funding for nonprofit organization projects through the HOME Investment Partnerships (HOME) program.
- 6k. Approving and authorizing the City Manager to proceed with [an application to the Department of Housing and Urban Development](#) (HUD) through the Maricopa HOME Consortium for FY 2008-2009 funding for City Department projects through the HOME Investment Partnership (HOME) program.
- 6l. Approving and authorizing the City Manager to proceed with [an application to the Department of Housing and Urban Development](#) (HUD) for FY 2008-2009 funding through the Emergency Shelter Grant (ESG) program.
- 6m. Approving and authorizing the City Manager to amend the current fiscal year [2007 Annual Action Plan](#) to add rehabilitation at the Mesa Senior Center through the Community Development Block Grant (CDBG) program.
- *6n. Ordering the sale of \$15,450,000 principal amount of City of [Mesa General Obligation Bonds, Series 2008](#); and authorizing the reimbursement from bond proceeds of certain advances on construction projects.
- *6o. Ordering the sale of \$52,875,000 principal amount of City of [Mesa Utility Systems Revenue Bonds, Series 2008](#); and authorizing the reimbursement from bond proceeds of certain advances on utility construction projects.
- *6p. Ordering the sale of not to exceed \$21,125,000 principal amount of [City of Mesa Utility Systems Revenue Refunding Bonds, Series 2008](#).

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7. 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.
- *7a. [Amending Title 8, Chapter 2; Title 1, Chapter 26](#); and adding Title 6, Chapter 20 to the Mesa City Code relating to compliance with State mandated Particulate Pollution (PM-10) control requirements imposed under Senate Bill 1522 (2007 Air Quality bill).
- 7b. [Z08-05 \(District 3\)](#) The 2200 and 2300 blocks of South Country Club Drive (west side). Located south of Baseline Road on the west side of Country Club Drive (15± acres). Site Plan Review and Council Use Permit. This request will allow the development of a big box retail development in an M-1 zoning district larger than 10,000sf. Brandon Wolfswinkel, Vanderbilt Farms, LLC, owner; W. Ralph Pew, Pew and Lake, PLC, applicant; Peter Vesecky, P.E., DEI Professional Services, engineer. ***(Held a neighborhood meeting, notified property owners and the neighborhood steering committee.)***
- P&Z Recommendation: Approval with Conditions.
(Vote: 7-0).
- *7c. [Z08-12 \(District 6\)](#) 5520 East Baseline Road. Located east of Higley Road on the north side of Baseline Road (2.5± acres). Rezone from AG to O-S and Site Plan Review. This request will allow the development of two office buildings. Kelly Morris, owner; Vincent P. DiBella, Saemisch+diBella Architects, Inc., applicant; Ramakrishna Inti, Inti, LLC, engineer. ***(Notified property owners, homeowners associations and registered neighborhoods.)***
- PHO Recommendation: Approval with Conditions.

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8. Take action on the following subdivision plats:
 - *8a. ["LEGACY AT MOUNTAIN BRIDGE"](#) **(District 5)** 8404 East Mountain Bridge Drive (east side) located south and west of McKellips Road and Ellsworth Road. 90 R1-15 PAD DMP single residence lots (49.81 ac.) Pinnacle Ridge Holdings, L.L.C., Jeff Blandford, manager, owner; Darrell D. Smith, Wood, Patel & Associates, Inc., engineer.
 - *8b. ["EGG'S PLACE AMENDED"](#) **(District 6)** 1200 block of South Sossaman Road (west side) located south and west of Southern Avenue and Sossaman Road. 2 C-2 DMP commercial lots (3.26 acres) Fresh and Easy Neighborhood Market, Tom Scorer, Real Estate Director, and Sossaman and Southern, LLC, Michael L. Ebert, statutory agent, owners; Charles R. Paddack, Olsson Associates, engineer.
9. Items from citizens present. (Maximum of three speakers for three minutes per speaker).