

CITY COUNCIL AGENDA

COUNCIL CHAMBERS – 57 EAST FIRST STREET

Monday, January 3, 2005

5:45 P.M.

Invocation by Reverend Howard Diamond, Newlife Foursquare Church.

Pledge of Allegiance.

Mayor's Welcome.

Mayor's State of 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.
3. Conduct a public hearing and consider the following proposed annexations:
 - 3a. **A04-08** Located on the northwest corner of south Mountain Road and east. Mesquite Street. (14.86± acres). Initiated by the property owner.

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- 3b. **A04-15** Annexing the west and north of the northwest corner of Main Street and Power Road. (6.3± acres). Initiated by the property owners.
- 3c. **A04-16** Annexing the west and north of the northwest corner of Main Street and Power Road. (6.7± acres). Initiated by the property owners.
- 3d. **A04-17** Annexing the southwest corner of Ellsworth Road and east Florian Avenue (3.37± acres). Initiated by the property owner.
- 4. Consider the following liquor license applications:
 - *4a. TIMOTHY LEE HOLEMAN, AGENT

New Beer & Wine Store License for Diamond Shamrock #1659, 9115 E. Guadalupe Road. This is new construction. No previous liquor licenses at this location. District #6.
 - *4b. CHARLES ALBERT GROTHE, ETAL

New Restaurant License for Korean BBQ, 2711 S. Alma School Road, Suite A-13. This is an existing business. No previous liquor licenses at this location. District #3.
- 5. Consider the following contracts:
 - *5a. Three automated side loading (ASL) refuse trucks for the Solid Waste Division. All three trucks are replacement units to the fleet.

The Purchasing Division recommends accepting the low bid by Cunningham Commercial Vehicles at \$614,091.09 including desired options, extended warranties and applicable sales tax.

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- *5b. Four-month supply contract for automotive lubricant and oil products as requested by Fleet Support Services.

The Purchasing Division recommends authorizing a four-month contract from the State of Arizona contract with Chevron USA for purchases estimated at \$34,020.72.

- *5c. Three replacement trucks for the Fire Department.

The Purchasing Division recommends authorizing purchase from the State of Arizona contact with Courtesy Chevrolet at \$75,045.00.

- 5d. County Line Reservoir, No. 3, City of Mesa Project No. 01-569-001.

This project follows the water master plan and will construct a new 500,000-gallon reservoir at the City's existing County Line Reservoir site at 1855 N. 93rd Street.

Recommend award to low bidder, Currier Construction, Inc., in the amount of \$1,249,875.00 plus an additional \$124,987.00 (10% allowance for change orders) for a total award of \$1,374,862.00.

- 5e. Water Line from Falcon No. 2 to Goldmar Irrigation Structure, City of Mesa Project No. 02-212-001.

This project will install a new water line to convey water from existing Falcon Well No. 2 to the existing Goldmar irrigation structure located at the southwest corner of McDowell and Greenfield Roads.

Recommend award to low bidder, S.J.L. Construction of Arizona, LLC, in the amount of \$479,809.00 plus an additional \$47,980.00 (10% allowance for change orders) for a total award of \$527,789.00.

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- 5f. Chilled Water Line, Main Street to 1st Street, City of Mesa
Project No. 01-901-001.

This project will install a chilled water line that will serve the Information Services Building, Mesa City Plaza, and Municipal Building, in addition to future city buildings. The project includes approximately 1,500 feet of 18-inch pipe and 1,600 feet of 6-inch pipe.

Recommend award to low bidder, ConWest Construction, in the amount of \$679,609.56 plus an additional \$67,960.00 (10% allowance for change orders) for a total award of \$747,569.56.

6. Consider the following resolutions:

- *6a. Extinguishing portions of a Drainage and Public Utility Easement on lots 5 & 6 of Mesquite Canyon Plaza located at the southwest corner of Guadalupe and Ellsworth Roads.

This area is being replatted as Augusta Ranch Professional Village and portions of the easements are no longer required.

- *6b. Extinguishing a Public Utility Easement on lot 57 of Mesa Commerce Center located at 4521 East Jenson Street.

This easement is no longer required.

- *6c. Authorizing the City Manager to execute an Intergovernmental Agreement between the City of Mesa and the East Valley Institute of Technology for funding for the Safe Schools Program.

- *6d. Authorizing the City Manager to execute the third amendment to the Site 21 Disposition and Development Agreement approving modifications to Design Review Case No. DR00-0011TC.

- *6e. Extinguishing a portion of a public utilities easement on Lot 60 of Bradley Country Estates at 3820 East Forge Avenue.

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7. Review and Consider adoption of the following resolution.
(CONTINUED FROM THE NOVEMBER 15, 2004 COUNCIL MEETING).
 - 7a. **GPMajor 04-03 (District 6)** Consider a resolution, as amended at the November 15, 2004 City Council Meeting, to amend the General Plan land use map from Business Park to Medium Density Residential 4-6 (4-6 du/ac) for approximately 75 acres on the west side of 2400-2500 blocks of south Signal Butte Road. Warren and Lela Steffey owners; Stephen C. Earl, Earl, Curley and Lagarde, applicant.

P&Z Recommendation: Denial. (Vote: 5-0-2; Boardmembers Carpenter and Mizner absent).
8. Consider the following ordinances:
 - *8a. Relating to public health and safety, amending certain provisions in the amendments to the International Fire Code; amending Title 7, Chapter 2 of the Mesa City Code to add a limited exception to the requirement for fire sprinklers in Group B occupancies.
 - *8b. Amending Section 4-2-1(S) of Chapter 2 (Mesa Building Code) of Title 4 of the Mesa City Code to add a limited exception to the requirement for sprinklers in Group B occupancies.
 - *8c. Amending Title 5, Chapter 9 of the Mesa City Code relating to regulating the sale of alcoholic beverages.
 - *8d. Amending Title 6, Chapter 15, Section 6 (B) of the Mesa City Code pertaining to alarm user permit requirements.
 - *8e. **A04-12** Located on the northeast corners of Ray and South Mountain Roads (73.54 ± acres). Initiated by the property owner Crisko, LLC (John Poulsen).
- 8.1. Consider the following recommendations from the Police Committee:
 - *8.1a. Proceeding with a Request for Proposals for the Photo Safety Services Contract.

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- *8.1b. Proceeding with the construction of a new City Court building and a new Police Technical Services building using the "Construction Manager at Risk" project delivery method.
- 9. Consider the following cases from the Planning and Zoning Board and possible adoption of the corresponding Ordinances:
 - *9a. **Z04-100 (District 6)** 6136 East Auto Loop Avenue. Located south and west of Southern Avenue and Superstition Springs Boulevard (5.7± ac). Rezone from M-1 PAD to M-1 PAD BIZ and Site Plan Review. This request is for the development of a four story parking facility with associated auto services. Kent C. Earle, owner; Richard Cartell/Bob Fisher, 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 submitted, except as noted below.
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all Superstition Springs Auto Park Development Guidelines, with the clarification that any canopies/awnings required by the Design Review Board for the fourth story, above the maximum height limit of forty (40) feet, be permitted.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Retention basins to be 6:1 slopes maximum when adjacent to public rights-of-way or pedestrian walkways.

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- *9b. **Z04-102 (District 4)** 659 East Main Street. Located south and east of Main Street and Mesa Drive (0.67± ac). Rezone from R-2 to C-2 and Site Plan Review. This request is for the development of additional on-site parking and associated site improvements for an existing business. Mike Dudley, owner; Marty Fifer, 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 submitted, except as noted below.
2. Compliance with all requirements of Design Review Staff.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. Obtainment of a Substantial Conformance Improvement Permit (SCIP) from the Board of Adjustment or the Zoning Administrator for all code deviations.
5. Retention basins to be 6:1 slopes maximum when adjacent to public rights-of-way or pedestrian walkways.

- *9c. **Z04-103 (District 5)** 2919 North Oakland. Located north and west of McDowell Road and Greenfield Road (6.23± ac). Rezone from M-1 to M-1 PAD and Site Plan Review. This request is for the development of office/industrial condominiums. Brad Davis, Greenfield Air Park, LLC, owner; Paul Masse, PHM, Ltd., applicant.

P&Z Recommendation: Approval with conditions (Vote: Passed 5-2 (Boardmembers Finter and Adams voting nay)).

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and elevations as submitted.
2. Compliance with all City development codes and regulations.

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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 Subdivision Technical Review Committee.
5. Compliance with all requirements of the Design Review Board.
6. Owner granting an Avigation Easement and Release to the City pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit.
7. The applicant shall provide an archaeological survey prior to commencement of construction.

- 9d. **Z04- 104 (District 2)** The 600 block of North Val Vista Drive (west side). Located north of University and west of Val Vista (17± ac). Site Plan Modification. This request is to allow both ingress and egress to the "Hidden Groves" subdivision from East Decatur Street. Hidden Groves HOA, Sharanette Farnsworth, owner/applicant. **A LEGAL PROTEST FILED. ¾ VOTE REQUIRED.**

P&Z Recommendation: Approval with conditions (Vote: Passed 5-2 (Boardmembers Mizner and Esparza voting nay).

1. Compliance with the basic development as described in the project narrative and as shown on the site plan.
2. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Full access be granted to the subdivision from the drive off of East Decatur Street.
5. The gate should be modified, repaired and maintained that it does not obstruct or remain in the street when fully opened.

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10. Consider the following subdivision plat:
 - *10a. "MAP OF DEDICATION OF VELOCITY WAY, SOUTH TAXIWAY CIRCLE AND SOUTH CARGO WAY", – The 6200-6400 blocks of South Sossaman Road (east side) located north and east of Pecos Road and Sossaman Road. Williams Gateway Airport Authority, a Municipality, owner; Kimley-Horn and Associates, Inc., engineer.
11. Items from citizens present. (Maximum of three speakers for three minutes per speaker).