



# COUNCIL MINUTES

August 22, 2022

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on August 22, 2022, at 5:45 p.m.

## COUNCIL PRESENT

John Giles  
Jennifer Duff  
Francisco Heredia  
Mark Freeman  
David Luna  
Julie Spilsbury  
Kevin Thompson

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor's Welcome.

Mayor Giles conducted a roll call.

Invocation by Pastor Tina Mills with Our Savior's Lutheran Church.

Pledge of Allegiance was led by Senior Patrol Leader Scout Bryce Waller.

There were no Awards, Recognitions and Announcements.

### 1. Appointment and swearing-in of Umayok Novell as City Magistrate.

It was moved by Councilmember Thompson, seconded by Councilmember Spilsbury, that Umayok Novell be appointed as City Magistrate.

AYES – Giles–Duff–Freeman–Heredia–Luna–Spilsbury–Thompson

NAYS – None

ABSENT – None

Carried unanimously.

Umayok Novell was sworn in as City Magistrate by Mayor Giles.

### 2. Take action on all consent agenda items.

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.

It was moved by Councilmember Freeman, seconded by Councilmember Luna, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Giles–Duff–Freeman–Heredia–Luna–Spilsbury–Thompson  
NAYS – None  
ABSENT – None

Carried unanimously.

\*3. Approval of minutes of previous meetings as written.

Minutes from the April 21, May 2, May 5, May 12, and June 16, 2022, Study Sessions; and the July 11, 2022 Regular Council meeting.

4. Take action on the following liquor license applications:

\*4-a. College Bound

This is a one-day event to be held on Saturday, October 8, 2022, from 4:00 P.M. to 10:00 P.M. at Riverview Park, 2202 West Rio Salado Parkway. **(District 3)**

\*4-b. The Dobson Association Inc.

This is a one-day event to be held on Saturday, November 19, 2022, from 12:00 P.M. to 3:00 P.M. at Laguna Park, 2455 West Laguna Azul Avenue. **(District 3)**

\*4-c. The Greater Cause

This is a one-day event to be held on Saturday, September 10, 2022, from 3:00 P.M. to 10:00 P.M. at Riverview Park; 2100 West Rio Salado Parkway. **(District 3)**

\*4-d. Unit 1 Bravo AOMA

This is a one-day event to be held on Friday, September 9, 2022, from 5:00 P.M. to 9:00 P.M. at Desert Wind Harley Davidson, 922 South Country Club Drive. **(District 4)**

\*4-e. Unit 1 Bravo AOMA

This is a one-day event to be held on Friday, September 23, 2022, from 5:00 P.M. to 9:00 P.M. at Desert Wind Harley Davidson; 922 South Country Club Drive. **(District 4)**

\*4-f. Unit 1 Bravo AOMA

This is a one-day event to be held on Friday, October 21, 2022, from 5:00 P.M. to 9:00 P.M. at Desert Wind Harley Davidson, 922 South Country Club Drive. **(District 4)**

\*4-g. Cholulas Hibachi Grill

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Cholulas Hibachi Grill LLC, 1038 East Main Street; Maria Contreras Gallegos De Lourdes, agent. There is no existing license at this location. **(District 4)**

\*4-h. Point 22 Tavern

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Magicwebb Concepts LLC, 9248 East Cadence Parkway, Suite 101; Jeffrey Craig Miller, agent. There is no existing license at this location. **(District 6)**

5. Take action on the following contracts:

\*5-a. Purchase of a Print Shop Cutter (Replacement) for the Business Services Department. **(Citywide)**

This purchase will provide a paper cutter to replace the Print Shop's paper cutter, which is broken beyond repair. It will be used to cut printed paper projects including direct mail, flyers and postcards, marketing collateral, and large volume cut jobs, for the City's Print Shop's internal customers/citywide departments.

The Business Services Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Konica Minolta Business Solutions U.S.A. Inc., at \$37,500.

\*5-b. Reaward of the Purchase of Stage Curtains (Replacements) for the Mesa Arts Center, Ikeda and Piper Theaters, as requested by the Arts and Culture Department. **(Citywide)**

Council approved the award to the lowest, responsive, and responsible bidder, IWEISS Holdings, LLC, dba IWEISS on June 20, 2022. However, upon award, IWEISS was unable to meet the required specifications as submitted in their bid response, specifically the brand of curtain specified. The City terminated the contract with IWEISS. The award is being recommended to the next lowest, responsive, and responsible bidder.

The Arts and Culture Department and Purchasing recommend re-awarding the contract to the second lowest, responsive, and responsible bidder, Rose Brand Wipers, Inc., dba Rose Brand at \$65,472.

\*5-c. Purchase of Ellipsoidal Lighting Fixtures (Replacement/Upgrade) for the Arts and Culture Department. **(Citywide)**

This contract will provide ETC Source Four LED stage lighting. The purchase is for the replacement of sixty-one fixtures, LED versions that are capable of line-level dimming. The lighting fixtures that are being replaced are original to the Mesa Arts Center building, built in 2005. This upgrade is part of the Mesa Arts Center's effort to become more environmentally friendly, while improving the lighting in the various areas where the lighting fixtures are located.

The Arts and Culture Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Clearwing Systems Integration, LLC, at \$70,000.

- \*5-d. Ratification of the Emergency Purchase for Custodial Services for Parks and Sports Fields Facilities for the Parks, Recreation and Community Facilities Department. **(Citywide)**

This emergency purchase provides custodial cleaning services to maintain sanitization and overall cleanliness for three months of services from August 1, 2022 through October 31, 2022. The emergency purchase is due to the current contractor, Carnation Building Services, Inc., closing their business on July 31, 2022. The City is in the process of re-bidding this contract with an anticipated Council award by November 1, 2022.

The Parks, Recreation and Community Facilities Department and Purchasing recommend ratifying the purchase from the contract with Plan B Facility Services, at \$128,037, based on estimated requirements.

- \*5-e. Dollar-Limit Increase to the Term Contract for Painting Services for the Parks, Recreation and Community Facilities Department. **(Citywide)**

This contract provides non-exclusive, pre-qualified painting contractors list to perform painting services for various City facilities/projects on an as-needed basis. The City is currently in Year 5 of the contract. PRCF currently has high-cost projects planned that have been added since the contract was renewed, including the Mesa Arts Center exterior repaint and Falcon Field water tower coating repairs.

The Parks, Recreation and Community Facilities Department and Purchasing recommend increasing the dollar-limit with Ghaster Painting & Coatings, Inc.; Skyline Builders & Restoration, Inc.; A & H Painting Inc.; and First Choice Restoration Inc., year 5 by \$750,000, from \$535,000 to \$1,285,000 annually, based on estimated usage.

- \*5-f. Dollar-Limit Increase for the Use of Cooperative Contracts for PC Cycle Replacement and Supplemental Computers, Ruggedized Laptops and Tablets for various City Departments as requested by the Department of Innovation and Technology. **(Citywide)**

This contract provides for the City's PC Cycle Replacement program and provides supplemental purchases of computer equipment. Supplemental purchases are made for customer departments to meet their current and future technology needs both known and unknown. Staff was able to renew the contract at the last amount approved by Council but was not able to increase the contract administratively to accommodate the anticipated purchases.

The Department of Innovation and Technology and Purchasing recommend increasing the dollar-limit using the State of Arizona cooperative contracts with Dell Marketing LP; Apple Computer, Inc.; Panasonic Solutions; and Microsoft Corporation by \$80,000; from \$2,440,000 to \$2,520,000, based on projected usage for scheduled device replacement, and for supplemental purchases for new needs by departments.

- \*5-g. One-Year Term Contract for Validated Solid Phase Extraction Columns for Drug Analysis for the Mesa Police Department (Sole Source). **(Citywide)**

This contract will provide for the purchase of validated solid phase extraction columns from Tecan Corporation. These columns are used to extract blood samples for drugs such as THC, methamphetamine, cocaine, and Narcotic analgesics. Tecan columns were evaluated in a laboratory validation process and were chosen based on their performance and cost.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, Tecan SP, Inc., at \$50,000 annually, based on estimated usage.

- \*5-h. One-Year Term Contract for the Maintenance of Compressors, Generators and Dryers for the Mesa Police Department (Sole Source). **(Citywide)**

This contract will provide maintenance for the dryers and compressors, which are critical pieces of equipment used by Forensic Services to process evidence.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, Atlas Copco, at \$35,500 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-i. Purchase of DNA Mixture Interpretation Software and Maintenance\Replacement/Upgrade) for the Mesa Police Department (Sole Source). **(Citywide)**

In April 2019, Council approved the purchase of DNA Mixture Interpretation Software for the Police Department's Forensic Services Division. The software program assists in identifying suspects and aids in solving crimes. Software is available to provide a continuous model of interpretation. Forensic Services already uses STRmix software, and it is imperative to continue with the same. This purchase will provide four STRmix licenses, upgrade and maintenance, and validation.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, NicheVision Forensics, LLC, at \$108,500. This purchase is funded by Department of Justice, DNA Capacity Enhancement and Backlog Reduction Grant.

- \*5-j. Purchase for QIASymphony Instrument Validation for the Mesa Police Department (Sole Source). **(Citywide)**

In June 2020, Council approved the purchase of a QIAGEN QIASymphony SP instrument, an automated extraction system that has the capability of extracting up to 96 samples at the same time. Forensic Services is now requesting validation of this instrument. Validation is required before the instrument can be used on DNA casework.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, QIAGEN, at \$58,870. This purchase is funded by Department of Justice, DNA Capacity Enhancement and Backlog Reduction Grant.

- \*5-k. Purchase of EIPro Software Solution for the Mesa Police Department (Sole Source). **(Citywide)**

In 2009, Council approved the purchase of IAPro, a database software from CI Technologies, Inc., used by the Police Department's Professional Standards Division, to investigate, document, track, and analyze data obtained through investigations and community contacts. The software provides an efficient means to track sworn and civilian staff behavior and incidents. The capabilities of IAPro include EIPro, an advanced early intervention tool, that can provide supervisory and command staff critical information regarding employee behavior in real-time.

The Police Department and Purchasing recommend awarding the contract to the sole source vendor, CI Technologies, Inc., at \$28,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index. This purchase is funded by Public Safety Sales Tax.

- \*5-l. Ratification of the Emergency Purchase for Refuse Truck Repairs for the Environmental and Sustainability Department (as requested by the Fleet Services Department). **(Citywide)**

In May, one of the Solid Waste front loader refuse trucks caught fire and needed to be repaired to get the vehicle back into operation. Due to the damage from the fire and the nature of repairs required for the refuse truck, Fleet Services had to send this vehicle to AMREPS's local sole source dealer, Wastequip WRX, to complete the repairs.

The Environmental and Sustainability and Fleet Services Departments and Purchasing recommend ratifying the purchase from the contract with AMREP Manufacturing Company, LLC, at \$33,443.90.

- \*5-m. Extension and Dollar-Limit Increase to the Term Contract for Light-Duty Automotive Body Repair Services for the Fleet Services Department. **(Citywide)**

This contract provides a qualified vendor list of automotive body repair firms to provide non-exclusive repair service, on an as-needed basis. The City rebid this contract in June and resolicited to potentially get additional vendors. The contract extension is needed to complete the resolicitation process/contract award, and the dollar-limit increase is needed for Fleet Services until the new contract is awarded, which is anticipated to be effective November 1, 2022.

The Fleet Services Department and Purchasing recommend extending the contract through October 31, 2022 and increasing the dollar-limit with Caliber Bodyworks of Arizona, Inc., dba Caliber Collision Mesa-East Main St.; East Valley Collision LLC; LP's Body & Paint Center LLC; and 2nd GEN LLC, dba Maaco Collision Repair & Auto Painting (all Mesa businesses), year 5 by \$160,000, from \$660,000 to \$820,000.

- \*5-n. Three-Year Term Contract with Two Years of Renewal Options for CPVC and PVC Fittings, Pipe, Valves, and Parts for the Water Resources Department. **(Citywide)**

This contract is essential for the purchase of CPVC and PVC fittings, pipe, valves, and related parts and materials used in the maintenance for the City's three water reclamation plants, two water treatment plants, multiple pump stations, well sites, and lift stations.

An evaluation committee recommends awarding the contract to the qualified proposals from Harrington Industrial Plastics, Ryan Herco Flow Solutions, and McMaster-Carr Supply Company, at \$800,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-o. Purchase of Cloth Media Filters (Replacement) for the Water Resources Department (Sole Source). **(Citywide)**

This purchase will provide Aqua Diamond Cloth Media Filters used for wastewater treatment at the Northwest Water Reclamation Plant. The Water Resources Department and Purchasing recommend awarding the contract to the sole source vendor, Aqua-Aerobic Systems, Inc., at \$125,000.

- \*5-p. Use of Cooperative Contracts for Term Contracts with renewal options for Science and Lab Supplies and Equipment for the Water Resources Department. **(Citywide)**

This contract provides laboratory consumables, supplies, and equipment for the Water Resources Compliance Laboratory and the water treatment and wastewater treatment plants. Due to current issues with long lead times in obtaining laboratory supplies, City staff determined awarding multiple vendors to this contract would be beneficial. The goal is to improve the availability of needed products at the best possible pricing.

The Water Resources Department and Purchasing recommend authorizing the purchase using cooperative contracts: OMNIA Partners with Fisher Scientific; NCPA with McKesson Medical-Surgical Government Solutions; Sourcewell with Carolina Biological; and State of Arizona with VWR International, LLC, at \$200,000 annually, based on estimated usage.

- \*5-q. Three-Year Term Contract with Two Years of Renewal Options for Recycling and Disposal of Cathode Ray Tube (CRT) Devices for the Environmental Management and Sustainability Department (Single Response). **(Citywide)**

This contract will provide a Contractor to responsibly recycle CRT display devices collected at the City's Household Hazardous Materials Facility. The contractor is responsible for packaging, transportation, recycling, disposal, and receipt, of the CRT devices of varying sizes and conditions each week.

The Environmental Management and Sustainability Department and Purchasing recommend awarding the contract to the single, responsive, and responsible bidder, eGreen IT Solutions, LLC, at \$100,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-r. Use of a Cooperative Contract for a Four-Year and Two-Month Term Contract for Trash, Recycle, and Compost Barrel Lids for the Environmental Management and Sustainability Department. **(Citywide)**

This contract will provide black, green, and blue 95-gallon barrel lids. The City currently does not have a contract with Rehrig for replacement barrels. Lids are the most replaced part of a barrel, at a lesser cost and more environmentally friendly than replacing the entire barrel.

The Environmental Management and Sustainability Department and Purchasing recommend authorizing the purchase using the Omnia Partners cooperative contract with Rehrig Pacific Company, at \$150,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-s. One-Year Term Contract with Four Years of Renewal Options for Residential Gas Meters, 400 Class for the Materials and Supply Warehouse (for the Energy Resources Department) (Single Response). **(Citywide)**

This contract will provide residential gas meters, 400 class, used for monitoring the volume of customer gas usage, and for billing of services. These meters are used for new service installations and repair work by Energy Resources – Gas Utility. Materials and Supply place orders and maintains stock inventory as needed.

The Business Services and Energy Resources Departments and Purchasing recommend awarding the contract to the single, responsive, and responsible bidder, Tri-Pacific Supply, Inc., at \$104,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*5-t. One-Year Term Contract with Four Years of Renewal Options for Magnesium Anodes for the Materials and Supply Warehouse (for the Energy Resources Department). **(Citywide)**

This contract will provide 1 and 32 pound magnesium anodes for use in the City's natural gas distribution system. Anodes protect against galvanic corrosion of steel pipe. These anodes will be used by Gas Utility for new construction projects and the maintenance and repair of existing utilities.

The Business Services and Energy Resources Departments and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, International Corrosion Control, Inc., at \$116,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*5-u. One-Year Term Contract with Four Years of Renewal Options for Rotary Gas Meters for the Materials and Supply Warehouse (for the Energy Resource (Department)). **(Citywide)**

This contract will provide large capacity gas meters used in the City's natural gas distribution systems for the purpose of billing customer gas usage. These meters are for new construction projects and maintenance and repair of existing utilities. Materials and Supply place orders and maintains stock inventory as needed.

The Business Services Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Natural Gas Solutions North America, LLC, at \$531,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- \*5-v. Purchase of Natural Gas Leak Survey Equipment (Replacement/Upgrade) for the Energy Resources Department. **(Citywide)**



This purchase will provide equipment for natural gas leak surveys and natural gas odorant testing for the Energy Resources Department. The department is responsible for leak surveying the City's natural gas system to meet federal code, Arizona Corporation Commission, and Pipeline and Hazardous Materials Safety Administration (PHMSA) compliance. This equipment will upgrade its current system to meet industry standards and utilize the latest technology in gas leak detection.

The Energy Resources and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Heath Consultants Incorporated, at \$98,000.

- \*5-w. Use of a Cooperative Contract for a Three-Month Term Contract with Four Years of Renewal Options and Dollar-Limit Increase for 3M Reflectorized Sign Sheeting for the Transportation Department. **(Citywide)**

The Department uses reflectorized sign sheeting to fabricate traffic control signs maintained throughout the City for public safety. The dollar limit increase is required due to annual usage and vendor pricing increases.

The Transportation Department and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract; and increasing the dollar-limit with 3M Company, by \$15,000, from \$25,000 to \$40,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-x. One-Year Term Contract with Four Years of Renewal Options for LED Traffic Signal Heads, Mounts, Push Buttons, and Hardware for the Materials and Supply Warehouse (for the Transportation Department). **(Citywide)**

Transportation will use these LED traffic signal heads, mounts, push buttons, and hardware to maintain and modify existing traffic signals and as a supply for the construction of new traffic signals.

The Transportation Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders: Advanced Traffic Products, Inc.; JTB Supply Company; and McCain, Inc., at \$365,000 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index

- \*5-y. One-Year Term Contract with Two, Two-Year Renewal Options for Wastewater Odor Control Chemical, Services, and Equipment for the Water Resources Department. **(Citywide)**

The contract will provide the following odor-control products and services for the City's wastewater collection and treatment system: peroxide regenerated iron-sulfide control services at the Brooks Sulfide Control Station; odor control pilot testing services at various locations; and furnish and install chemical dosing equipment with an advanced web-based control system.

An evaluation committee recommends awarding the contract to the highest scored proposals from US Peroxide, LLC, dba USP Technologies; EWT Holdings III Corp., dba Evoqua Water Technologies, LLC; and Hill Brothers Chemical Company, at \$250,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

- \*5-z. Brown Road Water Treatment Plant Network and Control System Upgrades - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 2. **(District 5)**

This project includes the remaining scope of work necessary to complete the needed upgrades to the existing communication network, control systems, and motor controls. Upgrades to the network and control systems are required to bring plant operation controls and monitoring up to current standards.

Staff recommends awarding the contract to Sturgeon Electric Company, Inc., in the amount of \$2,188,346.73, (GMP No. 2), and authorizing a change order allowance in the amount of \$218,834.67 (10%), for a total of \$2,407,181.40. This project is funded by Utility Systems Revenue Obligations.

6. Take action on the following resolutions:

- \*6-a. Canvassing, declaring, and adopting the results of the Primary Election held on August 2, 2022. **(Citywide)** – Resolution No. 11914
- \*6-b. Approving and authorizing the City Manager to enter into a Grant Agreement with the Arizona Criminal Justice Commission to accept \$100,000 in grant funds that will be used for equipment and supplies for the Police Department's Forensic Services Division. **(Citywide)** – Resolution No. 11915
- \*6-c. Approving and authorizing the City Manager to accept and expend grant funds from the Administrative Office of the Courts in the amount of \$30,774 for security improvements at the Mesa Municipal Court. **(District 4)** – Resolution No. 11916
- \*6-d. Extinguishing a 30-foot access easement, a 37-foot access easement, a retention easement, and portions of a 20-foot public utilities and facilities easement, located at the southwest corner of Hampton Avenue and Clearview Avenue, to accommodate a multi-family development; requested by the property owner. **(District 6)** – Resolution No. 11917
- \*6-e. Extinguishing a 25-foot drainage easement, located at 2011 East Gary Circle, to allow for the construction of a pool; requested by the property owner. **(District 1)** – Resolution No. 11918
- \*6-f. Extinguishing a portion of a 20-foot public utility easement, located at 10046 East Southern Avenue, to accommodate a multi-family development; requested by the property owner. **(District 5)** – Resolution No. 11919
- \*6-g. ZON22-00479 **(District 6)** Within the 7200 to 7400 blocks of the South Crismon Road alignment (east side). Located north of Germann Road on the east side of the Crismon Road alignment (63± acres). Site Plan Review. This request will allow for an industrial development. Adam Baugh, Withey Morris, PLC, applicant; The Cubes at Mesa Gateway, LLC, owner. – Resolution No. 11920

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

7. Introduction of the following ordinances and setting August 29, 2022 as the date of the public hearing on these ordinances:

- \*7-a. ZON22-00260 (**District 5**) Within the 9100 block of East University Drive (south side) and the 300 block of North Ellsworth Road (west side). Located south of University Drive and west of Ellsworth Road (4± acres). Rezone from Multiple Residence 4 (RM-4) to Limited Commercial (LC) and Site Plan Review. This request will allow for the development of a restaurant with drive-thru. Benjamin Tate, Withey Morris, PLC, applicant; Valencia Heights LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

- \*7-b. ZON22-00388 (**District 5**) Within the 2100 block of North Power Road (east side). Located north of McKellips Road on the east side of Power Road (2.6± acres). Rezone from Residential 35 (RS-35) to Limited Commercial (LC). This request will allow for a dog training and boarding facility. Benjamin Tate, Withey Morris, applicant; Arizona Agribusiness and Equine Center Inc., owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

- \*7-c. ZON21-00792 (**District 6**) Within the 7300 to 7600 blocks of South Hawes Road (east side), the 8400 block of East Germann Road (north side) and the 7300 to 7500 blocks of South 85th Place (west side). Located north of Germann Road and east of Hawes Road (34± acres). Rezone from Light Industrial with a Bonus Intensity Zone overlay (LI-BIZ) and Office Commercial with a Bonus Intensity Zone overlay (OC-BIZ) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Office Commercial with a Planned Area Development overlay (OC-PAD) and Site Plan Review. This request will allow for an industrial development. Dennis Newcombe, Gammage & Burnham P.L.C., applicant; HAWES OZ FUND LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

8. Introduction of the following ordinances relating to the Avalon Crossing Planned Community development, and setting August 29, 2022 as the date of the public hearing on these ordinances:

- \*8-a. ZON22-00023 (**District 6**) Within the 10100 to 10600 blocks of East Williams Field Road (south side) and within the 6100 to 6400 blocks of South 222nd Street (west side) (1.5+ acres). Located east of Crismon Road, south of Williams Field Road, and on the north side of the East 24 Gateway Freeway alignment. Major modification to the Avalon Crossing Planned Community District Community Plan; Rezone from Agriculture (AG) to Planned Community (PC). This request will allow for a single residence development. CVL Consultants, applicant; Pacific Proving LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

- \*8-b. ZON22-00293 (**District 6**) Within the 10100 to 10600 blocks of East Williams Field Road (south side) and within the 6100 to 6400 blocks of South 222nd Street (west side) (1.5+ acres). Located east of Crismon Road, on the south side of Williams Field Road, and on the north side of the East 24 Gateway Freeway alignment. Major Modification to Development Unit Plan 2 of Avalon Crossing Planned Community District. This request will allow for a single residence development. Susan Demmitt, Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

9. Introduction of the following annexation and zoning ordinances relating to the Legacy Business Park development, and setting August 29, 2022 as the date of the public hearing on these ordinances:

- \*9-a. ANX22-00266 (**District 6**) Annexing property located north of Pecos Road on the east side of South Ellsworth Road (89.8± acres). Initiated by the applicant, Gammage & Burnham, for the owner, Pacific Proving LLC.
- \*9-b. ZON22-00268 (**District 6**) Within the 9200 to 9600 blocks of East Pecos Road (north side) and the 6400 to 6800 blocks of South Ellsworth Road (east side). Located north of Pecos Road and east of Ellsworth Road (87± acres). Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

10. Introduction of the following annexation and zoning ordinances relating to the Geneva Villas development, and setting August 29, 2022 as the date of the public hearing on these ordinances:

- \*10-a. ANX22-00161 (**District 5**) Annexing property located south of Brown Road on the west side of Crismon Road (8± acres). Initiated by the applicant, Pew & Lake, PLC, for the owner, KMC Holdings LLC.
- \*10-b. ZON22-00162 (**District 5**) Within the 9900 to 10000 blocks of East Brown Road (south side) and within the 1000 to 1200 blocks of North Crismon Road (west side). Located south of Brown Road and on the west side of Crismon Road (±8 acres). Rezone from Agricultural (AG) to Single Residence 15 with a Planned Area Development overlay (RS-15-PAD) and Site Plan Review. This request will allow for a single residence development. Jon Gillespie, Pew and Lake, applicant; Brighton Homes, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

11. Take action on the following subdivision plats:

- \*11-a. "SUPERSTITION APARTMENTS" (**District 6**) Within the 6900 to 7200 blocks of East Hampton Avenue (south side) and within the 1500 block of South Clearview Avenue

(west side). Located south of Southern Avenue and east of Power Road (18.6± acres). Stillwater Capital, developer; Daniel D. Armijo, surveyor.

\*11-b. SUB22-00756 (**District 4**) Within the 0 to 100 block of West 1st Avenue (south side) and within the 100 block of South Macdonald (east side). Located east of Country Club Drive and north of Broadway Road (3.76± acres).

11-c. **See: (Items not on Consent Agenda)**

11-d. **See: (Items not on Consent Agenda)**

### **Items not on the Consent Agenda**

11-c. SUB21-01184 (**District 6**) Within the 7800 block of East Elliot Road (south side) and within the 3600 to 3800 blocks of South Hawes Road (west side). Located east of Sossaman Road and north of Warner Road (181± acres). Zach Watson, Kimley-Horn and Associates, Inc., applicant; Taylor Morrison, Inc., developer.

11-d. SUB21-01183 (**District 6**) Within the 7900 to 8300 blocks of East Elliot Road (south side) and within the 3600 block of South Hawes Road (west side). Located east of Sossaman Road and north of Warner Road (66± acres). Zach Watson, Kimley-Horn and Associates, Inc., applicant; MESA-CASA GRANDE AND CO, LLC., owner.

Mayor Giles stated that pending no objection from the Council, Agenda Items 11-c and 11-d will be voted on in one motion.

Councilmember Thompson stated he would continue to vote no on any residential project related to the Hawes Crossing development.

It was moved by Councilmember Luna, seconded by Councilmember Spilsbury, that SUB21-01184 and SUB21-01183 subdivision plats be approved.

Upon tabulation of votes, it showed:

AYES – Giles–Duff–Freeman–Heredia–Luna–Spilsbury

NAYS – Thompson

ABSENT – None

Mayor Giles declared the motion carried by majority vote.

### **12. Items from citizens present.**

There were no items from citizens present.

### **13. Adjournment.**

Without objection, the Regular Council meeting adjourned at 6:02 p.m.

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JOHN GILES, MAYOR

ATTEST:

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HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 22<sup>nd</sup> day of August 2022. I further certify that the meeting was duly called and held and that a quorum was present.

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HOLLY MOSELEY, CITY CLERK

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