



# COUNCIL MINUTES

February 7, 2022

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on February 7, 2022, at 5:45 p.m.

## COUNCIL PRESENT

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

## COUNCIL ABSENT

David Luna

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor's Welcome.

Mayor Giles conducted a roll call.

Mayor Giles excused Councilmember Luna from the entire meeting.

Invocation by Reverend Dr. Rula Colvin with Red Mountain United Methodist Church.

Pledge of Allegiance was led by Mayor Giles.

Awards, recognitions, or announcements.

Mayor Giles advised that Mesa's Historic Preservation Board sponsors the Historic Fiction Essay and Video Contest which is designed to encourage students to learn more about the city's past. He introduced Brandon Benzing, Historic Preservation Board Chairperson, to announce the winners.

Mr. Benzing announced the contest is a great way to introduce and promote Mesa's history with the younger generation. He recognized the following contest winners:

- Emeline Goettl for her essay titled "Mesa long ago";
- Tanner Lumley for his essay titled "Arizona's Water";
- Seth Thornton for his essay titled "Mesa's History of Water"; and
- Teegan Campbell for his video titled, "Mesa Oral History."

Mr. Benzing indicated the essays would be available to read on the Historic Preservation website.

Mayor Giles stated he is pleased to issue a proclamation in honor of Black History Month. He spoke about the importance of reflecting on the contributions black Americans have made

within the City of Mesa and throughout our rich history. He recognized Ron Williams, Human Relations Board Chairperson; Chief Information Officer and President of the National Forum for Black Public Administrators, Central Arizona Chapter, Travis Cutright; Firefighter and member of the East Valley United Black Firefighters Langdon Alexander; and Keisha McKinnor, President of the East Valley Martin Luther King Committee, for their leadership and contributions in Mesa.

Ms. McKinnor commented it is an honor and pleasure to accept the proclamation for Black History Month. She reflected on important contributions that black Americans have given to the country and Mesa. She added the contributions are not only about black history but American history and looks forward to celebrating our history year-round.

1. 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 Thompson, seconded by Councilmember Heredia, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

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

Carried unanimously.

\*2. Approval of minutes of previous meetings as written.

Minutes from the January 6, 10, and 24, 2022, Study Sessions; and the January 24, 2022, Regular Council meeting.

3. Take action on the following liquor license applications:

\*3-a. Bowyer Battle

This is a one-day event to be held on Saturday, February 26, 2022, from 10:00 A.M. to 4:00 P.M., 1439 North Power Road. **(District 5)**

\*3-b. Cayomango

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for EAA American MX LLC, 61 East University Drive; Eleazar Ayala Alvarez, agent. The existing license held by Sole Proprietor, Jesus Adriana Romero Meza, will revert to the State. **(District 4)**

\*3-c. Echo Karaoke

A karaoke venue is requesting a new Series 12G Restaurant License with growler privileges for Echo Culture Media LLC, 1844 West Broadway Road; Seth Wong, agent. There is no existing license at this location. **(District 3)**

\*3-d. Espiritu

A restaurant that serves dinner is requesting a new Series 12 Restaurant License for Espiritu Mesa LLC, 123 West Main Street; Armando Hernandez, agent. The existing license held by Herb N Smoke LLC, will revert to the State. **(District 4)**

\*3-e. JJ's Grubshack

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for JJ Holmes LLC, 4906 East Main Street; Jeffrey John Holmes, agent. There is no existing license at this location. **(District 2)**

\*3-f. Mae Khong Thai Tapas & Bar

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mekong Tapas and Bar LLC, 1649 South Stapley Drive, Suite 103; Theresa June Morse, agent. The existing license held by My Thai Food LLC, will revert to the State. **(District 4)**

\*3-g. The Union Jack

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Union Jack Pub Mesa LLC, 1744 South Val Vista Drive, Suite 10; Jared Michael Repinski, agent. The existing license held by British American Restaurant LLC, will revert to the State. **(District 2)**

4. Take action on the following contracts:

\*4-a. Dollar-Limit Increase to the Term Contract for Light-Duty and Police Vehicle Maintenance and Repair Services for the Fleet Services Department. **(Citywide)**

This contract provides non-exclusive vendors for the maintenance and repair of the City's fleet of sedans, light-duty trucks, sport utility vehicles, and vans. Staff is requesting to increase the current year contract by \$40,000 to cover anticipated expenditures. Based on this and on Year 1 spending, Fleet anticipates needing an increase for Year 3 by \$100,000, to account for cost increases, as well as additional vehicle repair costs due to the age of our fleet.

The Fleet Services Department and Purchasing recommend increasing the dollar-limit with Larry H. Miller Ford Mesa (a Mesa business); B&T Vivian Investment Company LLC, dba Thompson's Auto Repair & Towing (a Mesa business); Viking Auto Repair, dba Dave's Auto Repair Clinic (a Mesa business); Friendly Auto Centers, LLC (a Mesa business); and Henry Brown Buick GMC, Year 2 to \$290,000 annually, and Year 3 to \$350,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

\*4-b. Three-Year Term Contract with Two Years of Renewal Options for Shotgun Accessories for the Mesa Police Department. **(Citywide)**

This contract will provide for the purchase of accessories to maintain the Police Department's weapon inventory of issued AR15s, shotguns and bean bag shotguns. These accessories include tactical lighting systems, slings and components, red-dot optics, carriers and rails, bolt assemblies, bolt carriers, barrels, carbine stocks, buffers, flash hiders, and charging handles.

The Police Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidders, Proforce Marketing, Inc., dba Proforce Law Enforcement; and Kiesler Police Supply; at \$125,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

\*4-c. Dollar-Limit Increase Using a Cooperative Contract for Scoreboard Maintenance and Repairs for the Parks, Recreation and Community Facilities Department. **(Citywide)**

This contract provides maintenance and repair services for the scoreboard used for Major League Baseball programs, the Oakland Athletics at the Hohokam Stadium. The dollar-limit increase will provide sufficient funding for the necessary replacement and upgrades to the Cubs facility, and for future needs required by the department. Due to age and the harsh conditions of the sun, the video scoreboard requires replacement. Upgrading to a more dynamic video display, including live video and other features, will enhance the fans' experience, and enable the facility to handle other events that require more advanced video display technology. This is slated to be completed before the 2023 Spring Training season.

The Parks, Recreation and Community Facilities and Engineering Departments and Purchasing recommend increasing the dollar-limit using the Sourcewell cooperative contract with Daktronics, by \$1,500,000, from \$250,000 to \$1,750,000 through July 8, 2023.

\*4-d. Use of a Cooperative Contract for a 15-Month Term for Paramedic Training Textbooks for the Mesa Fire and Medical Department. **(Citywide)**

Mesa Fire and Medical is starting a paramedic program that will deliver Advance Life Support didactic, cognitive, and motor skills training through a regional Fire-based paramedic training program. The department will need to purchase an all-inclusive package of educational material for each student which includes American Academy of Orthopaedical Surgeons (AAOS) Nancy Caroline's Emergency Care in the Streets Enhanced 8th Edition with Navigate 2 Premier and workbook, on-line reading, clinical tracking software, tests, and other learning resources to support the successful completion of the program. Per medical direction, the education package that allows students both an on-line format as well as the physical books for highlighting and reference supports a more comprehensive approach to learning. The complete package provides quizzes, virtual skills demonstrations, podcasts, and exams.

The Mesa Fire and Medical Department and Purchasing recommend authorizing the purchase using the City of Phoenix cooperative contract with Jones and Bartlett at \$50,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-e. Purchase of Nine Electric Positive Pressure Ventilation Fans (PPV) and Related Accessories (Additions) for the Mesa Fire and Medical Department. **(Citywide)**

Electric PPV fans are portable, lighter weight fans that will provide a better response to the growing need for fighting mid-rise/high-rise fires that have very complicated ventilation profiles, and that requires the operation of fans inside the structure to remove smoke. Electric portable fans were chosen because they do not produce emissions and are less cumbersome for crews to carry up multiple flights of stairs, compared to combustion vent fans.

The Mesa Fire and Medical Department and Purchasing recommend awarding the contract to the lowest, responsive, and responsible bidder, Municipal Emergency Services, Inc., at \$53,000. This purchase is funded by Public Safety Sales Tax.

- \*4-f. Purchase of Session Board Controllers (Lifecycle Upgrade Replacement) for the Department of Innovation and Technology (DoIT) (Single Response). **(Citywide)**

The current Session Border Controllers will reach end of life and end of support in 2022. These hardware appliances are critical components that enable all City phone system calls to connect to and from the telecom carrier. As part of lifecycle, the current units will be replaced with updated redundant hardware components to put the City on a supported platform and provide high reliability service.

An evaluation committee recommends awarding the contract to the qualified, single proposal from ISSQUARED, Inc., at \$96,000. This purchase is funded by DoIT Lifecycle Program Budget.

- \*4-g. Three-Year Term Contract with Two Years of Renewal Options for Installation of Outdoor Wireless Access Points (APs) and Related Equipment for the Department of Innovation and Technology. **(Citywide)**

Council approved expenditures for completion of the downtown square mile of service on 1/10/2022. Additional funding from American Rescue Plan Act (ARPA) will allow the City to extend service beyond the downtown square mile to other areas of the City by up to nine additional square miles of service. The targeted areas fall within the CDBG regions and inside the areas pre-approved for use of ARPA funding to reach underserved populations.

An evaluation committee recommends awarding the contract to the highest scored proposal from Koro BAS, Inc. at \$1,610,000 (total for this part of the project). This purchase is funded by American Rescue Plan Act Funds.

- \*4-h. Replacement Well Drilling Project. **(Districts 1, 4, 5, and 6)**

This project consists of drilling replacement wells for City Well 9, Falcon Field 2, Desert Well 7, and Desert Well 18, as they have reached the end of their service lives and have seen a reduction in production.

Staff recommends awarding the contract for this project to the lowest, responsible bidder, Morex Investments, LLC, dba Arizona Beeman Drilling, in the amount of \$5,780,116, and authorizing a change order allowance of \$578,011.60, for a total amount of \$6,358,127.60. This project is funded by Utility Systems Revenue Obligations.

- \*4-i. Brown Road Water Treatment Plant Network and Control System Upgrades - Pre-Construction Services and Construction Manager at Risk (CMAR). **(District 5)**

This project will upgrade the existing communication network, control systems, and motor controls. Existing equipment is reaching the end of its service life, and the current system does not have the capacity to support new equipment. Upgrades to the networks and control systems are required to maintain current standards in plant operation controls and monitoring.

Staff recommends selecting Sturgeon Electric Company, Inc. as the CMAR for this project, and awarding a pre-construction services contract in the amount of \$110,871.26. This project is funded by Utility Systems Revenue Obligations.

- \*4-j. Three-Year Term Contract with Two Years of Renewal Options for Plant Clarifier Maintenance and Repair Services for the Water Resources Department (Single Response). **(Citywide)**

This contract will provide maintenance and replacement services, purchase of equipment, and parts to refurbish primary and secondary clarifiers at the City's three water reclamation plants. There are a total of 17 clarifiers currently in service and are critical components in the wastewater reclamation process and must be maintained to ensure peak operational efficiency.

An evaluation committee recommends awarding the contract to the qualified, single proposal from Rebuild-It Services Group, LLC, at \$500,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

5. Take action on the following resolutions:

- \*5-a. Approving and authorizing the City Manager to accept \$78,000 from the U.S. Department of Justice, U.S. Marshals Service for Mesa Police Officer overtime worked in support of the Joint Law Enforcement Operations Task Force. **(Citywide)** – Resolution No. 11790
- \*5-b. Approving and authorizing the City Manager to enter into a Project Agreement with Maricopa Association of Governments for an Arterial Life Cycle Program Project on University Drive and Stapley Drive that defines the regional reimbursement schedule for the project. **(District 1)** – Resolution No. 11791
- \*5-c. Approving and authorizing the City Manager to enter into a Land Swap Agreement with GRUPO AZTEX LTD (“URBINA”) for the exchange of property located near the Southwest corner of East Ray Road and South Ellsworth Road that is required for a right-of-way for the Ray Road alignment. **(District 6)** – Resolution No. 11792
- \*5-d. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Flood Control District of Maricopa County concerning the construction and maintenance of Oak Street Basin and Storm Drain Project. **(District 5)** – Resolution No. 11793
- \*5-e. Approving and authorizing the City Manager to enter into Amendment No. Two to the Intergovernmental Agreement with the State of Arizona for the modification of the

existing State Route 24 Interim Phase II design to accommodate the new Legacy Sports Park Development at the State Route 24 and Williams Field Road interchange. The City's contribution for Amendment No. Two will be \$10,911. **(District 6)** – Resolution No. 11794

- \*5-f. ZON20-00139 **(District 6)** Within the 7200 to 7400 blocks of South Ellsworth Road (east side). Located south of Pecos Road on the east side of Ellsworth Road (6± acres). Site Plan Review. This request will allow for commercial retail development and self-storage facility. Jesse Macias, M3 Design, LLC, applicant; NEC E&G, LLC and ELLSWORTH 92, LLC, owner. – Resolution No. 11795

Staff Recommendation: Approval with conditions

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

- \*5-g. ZON20-00141 **(District 6)** Within the 7200 to 7400 blocks of South Ellsworth Road (east side). Located south of Pecos Road on the east side of Ellsworth Road (4.5± acres). Site Plan Review; Special Use Permit. This request will allow for the development of a large commercial center. Jesse Macias, M3 Design, LLC, applicant; NEC E&G, LLC and ELLSWORTH 92, LLC, owner. – Resolution No. 11796

Staff Recommendation: Approval with conditions

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

6. Introduction of the following ordinances and setting February 28, 2022, as the date of the public hearing on these ordinances:

- \*6-a. ZON21-00595 **(District 6)** Within the 4400 to 4700 blocks of South Ellsworth Road (west side) and within the 8700 to 9200 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road (165.7± acres). Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) and Limited Commercial with a Planned Area Development overlay (LC-PAD) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Limited Commercial with a Planned Area Development overlay (LC-PAD) and Site Plan Review. This request will allow for a mixed-use development including commercial, office and industrial uses. Sean Lake on behalf of Pew & Lake PLC, applicant; Scannell Properties, owner.

Staff Recommendation: Approval with conditions

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

- \*6-b. ZON21-00393 **(District 6)** Within the 3200 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side). Located north of Elliot Road on the west side of Hawes Road (81.17± acres). Rezone from Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) to RM-5-PAD-PAD, Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) to RS-6-PAD-PAD, and Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD-PAD. This request will accommodate the development of a single residence subdivision. Christina Shaw, Hilgartwilson, LLC, applicant; John and Brenda Van Otterloo Family Trust, owner.

Staff Recommendation: Approval with conditions

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

- \*6-c. ZON21-01025 (**District 5**) Within the 2100 block of North Power Road (east side). Located north of McKellips Road on the east side of Power Road (2.3± acres). Rezone from Residential 35 (RS-35) to Limited Commercial (LC). This request will establish commercial zoning for future development. 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: 5-0)

- \*6-d. ZON21-00831 (**District 6**) Within the 2800 block of South Signal Butte Road (west side). Located south of Guadalupe Road on the west side of Signal Butte Road (1± acres). Site Plan Modification. This request will allow for the development of a restaurant with a drive thru. Tina Heinbach, Garrett Development Corporation

Staff Recommendation: Approval with conditions

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

7. Discuss, receive public comment, and take action on the following ordinances:

- \*7-a. ZON21-00693 (**District 2**) Within the 5600 block of East Albany Street (south side), within the 100 block of North 56th Street (east side), and within the 100 block of North 57th Street (west side). Located west of Recker Road and north of Main Street (1.5± acres). Rezone from Limited Commercial (LC) to Multiple Residence 4 with a Planned Area Development overlay (RM-4-PAD) and Site Plan Review. This request will allow for a multiple residence development. Tim Boyle, Tim Boyle Design, applicant; Craig Ahlstrom, owner. – Ordinance No. 5674

Staff Recommendation: Approval with conditions

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

- \*7-b. ZON21-00800 (**District 5**) Within the 8200 to 8300 blocks of East University Drive (north side), within the 400 block of North 82nd Street (east side), and within the 400 block of North 83rd Street (west side). Located east of Sossaman Road on the north side of University Drive (4.1± acres). Rezone from Single Residence 43 (RS-43) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development. Jon Gillespie, Pew and Lake, P.L.C., applicant; C & K Investments, Inc., owner. – Ordinance No. 5675

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote 4-0)



8. Take action on the following subdivision plat:

- \*8-a. "Elliot 202" (**District 6**) Within the 8900 to 9100 block of East Elliot Road (north side) and within the 8900 block of East Peterson Avenue (south side). Located west of Ellsworth Road on the north side of Elliot Road (43.2 ± acres). El Dorado Elliot 128, LLC, developers; James Brucci, Hunter Engineering, surveyor.

**Items not on the Consent Agenda.**

9. Items from citizens present.

There were no items from citizens present.

10. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:04 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 7<sup>th</sup> day of February 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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