



# COUNCIL MINUTES

April 1, 2024

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on April 1, 2024, at 6:09 p.m.

## COUNCIL PRESENT

John Giles  
Francisco Heredia  
Jennifer Duff  
Mark Freeman  
Scott Somers\*  
Julie Spilsbury

## COUNCIL ABSENT

Alicia Goforth

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

(\*Participated in the meeting through the use of video conference equipment.)

Mayor's Welcome.

Mayor Giles conducted a roll call.

Mayor Giles excused Councilmember Goforth from the entire meeting.

Invocation by Pastor Michael Heiden of La Mesa Ministries.

Pledge of Allegiance was led by Mayor Giles.

Awards, recognitions, and announcements.

Mayor Giles presented the Week of the Young Child proclamation to Dr. Annapurna Ganesh, Faculty Chair of Early Childhood Education at Mesa Community College. He stated the proclamation is designed to celebrate the organizations, teachers, and policies that support early learning opportunities for all young children. He commented from First Things First (FTF) to the National Association for the Education of Young Children, local, state, and national groups are focused on the future of Mesa's youngest residents.

Dr. Ganesh expressed appreciation for the Council's dedication, vision, and passion to Mesa's youngest children. She stated FTF is the only state-funded source dedicated exclusively to the beginning of the education continuum and invests early childhood funds in programs and services that address the development, education, and health needs of children from birth to age five at the state and local levels. She announced that this year the nationally recognized Week of the Young Child is being celebrated April 6 through April 13, 2024, and FTF has partnered with the Arizona Association for the Education of Young Children to join the annual national celebration that focuses attention on early learning and the educators who support the positive development of young children.

Mayor Giles proclaimed April as Fair Housing Month in Mesa to recognize the passage of the Fair Housing Act of 1968, which sought to eliminate discrimination in housing opportunities and to increase housing choices for all Americans. He presented the proclamation to the Community Services Deputy Director Mary Brandon.

Housing and Community Development Director Michelle Albanese thanked the Mayor and the Councilmembers for their support and in honoring the proclamation. She commented that a celebration will take place in April and staff will promote and educate the community, as well as posting social media updates and press releases.

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 Freeman, seconded by Councilmember Spilsbury, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Somers–Spilsbury

NAYS – None

ABSENT – Goforth

Mayor Giles declared the motion carried unanimously by those present.

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

Minutes from the February 29 and March 18, 2024, Study Sessions; and March 18, 2024, Regular Council meeting.

3. Take action on the following liquor license applications:

\*3-a. American Patriots Riders Club

This is a one-day event to be held on Friday, April 19, 2024, from 5:00 P.M. to 8:00 P.M., at Desert Wind Harley Davidson, 922 South Country Club Drive. **(District 4)**

\*3-b. Ultimate Imaginations Inc.

This is a one-day event to be held on Saturday, April 20, 2024, from 12:00 P.M. to 10:00 P.M., in the streets of the Mesa downtown entertainment district on North Macdonald, between Pepper Place and Main Street. **(District 4)**

\*3-c. Las Sendas Elementary School Parent Teacher Organization

This is a one-day event to be held on Saturday, April 27, 2024, from 6:00 P.M. to 10:00 P.M. at Las Sendas Community Association, 7900 East Eagle Crest Drive. **(District 5)**

\*3-d. Mariscos Mazatlán XX

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mariscos Mazatlán XX LLC, 1352 East Broadway Road - Francisco Gilberto Rivas, agent. There is no existing license at this location. **(District 4)**

\*3-e. Total Wine & More #1014

A liquor retailer is requesting a new Series 09S Liquor Store License with sampling privileges for Arizona Fine Wine and Spirits LLC, 1834 South Signal Butte Road - Ryan Witner Anderson, agent. This is a location transfer. The existing license held by Arizona Fine Wine and Spirits LLC will revert to the State for modification. **(District 5)**

\*3-f. Revel Surf Beach Grill Pavilion

A surf park with a restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Revel Surf LLC, 4503 South Power Road - Lauren Kay Merrett, agent. There is no existing license at this location. **(District 6)**

4. Take action on the following contracts:

\*4-a. Downtown Restaurant Incubator Project - Guaranteed Maximum Price (GMP). **(District 4)**

This GMP includes the complete design of the building renovations including all floors and the exterior improvements for the City owned building at 111 West Main Street. Construction will include all main floor interior improvements needed for the development and operation of food business concepts including a commercial shared use kitchen with appliances, dining/service areas, bathrooms, office and education spaces, and production areas. Exterior improvements include façade renovation, patio space, signage, and roof repairs. The interior basement and second floors will not be fully constructed or furnished under this contract.

Staff recommend awarding a Design-Build contract to 180 Degrees Design Build in the amount of \$4,566,648.90 and authorizing a change order allowance in the amount of \$456,600.00 (10%) for a total amount of \$5,023,248.90. This project is funded by the American Rescue Plan Act (ARPA).

\*4-b. Gateway Library - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 2 of 3. **(District 6)**

This GMP No. 2 is for the construction of a new 28,000 square foot, modern library to serve residents of all ages in the southeast portion of Mesa. Amenities included will be similar to the Red Mountain and Dobson Ranch Libraries. Technology will be utilized to streamline services. GMP No. 1 was awarded previously for HVAC, electrical equipment, utility pipe, and other associated material purchases only.

Staff recommends awarding a construction services contract to the CMAR, Willmeng Construction Inc., in the amount of \$23,069,601, and authorizing a change order allowance in the amount of \$1,153,480 (5%), for a total amount of \$24,223,081. This project is funded by 2018 General Obligation Bonds and General Obligation Fund.

\*4-c. Fire Station 223 - Pre-Construction Services and Construction Manager at Risk (CMAR). **(District 1)**

A pre-construction services contract is needed to develop the project design, review the design for constructability, prepare cost estimates, and develop the project schedule and project phasing plan.

Staff recommend selecting Willmeng Construction Inc. as the CMAR for this project and awarding a pre-construction services contract in the amount of \$100,825. This project is funded by 2022 Public Safety Bonds.

\*4-d. Fire Station 224 - Pre-Construction Services and Construction Manager at Risk (CMAR). **(District 6)**

A pre-construction services contract is needed to develop the project design, review the design for constructability, prepare cost estimates, and develop the project schedule and project phasing plan.

Staff recommend selecting Core Construction Inc. as the CMAR for this project and awarding a pre-construction services contract in the amount of \$106,056. This project is funded by 2022 Public Safety Bonds.

\*4-e. Use of a Cooperative Contract for Risers, Steps, and Riser Skirting for the Parks, Recreation and Community Facilities (Replacement). **(Citywide)**

Current Convention Center risers, steps, and riser skirting are between 17 and 30 years old and are due for replacement. The new equipment will be consistent with the existing style and features owned by the Convention Center but with a modernized appearance and enhanced safety features. By upgrading, the department anticipates increased setup efficiency and reduced labor costs.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend authorizing the purchase using the Texas Association of School Boards, Inc. Cooperative contract with StageRight at \$130,000, based on estimated requirements. This purchase is funded by the Transient Lodging Tax.

\*4-f. Three-Year Term Contract with Two Years of Renewal Options for Philips CityTouch Streetlight Monitoring System with Nodes for the Transportation Department (Sole Source). **(Citywide)**

This purchase will provide a CityTouch streetlight monitoring and dimming system and a ten-year service plan with web application access and training for all users. The Philips CityTouch system was originally installed for the dimming pilot study during the Streetlight Master Plan for its ease of use and reliability.

The Transportation Department and Procurement Services recommend awarding the contract to the sole source vendor, Consolidated Electrical Distributors dba Arizona Electric Supply Inc. (a Mesa Business) at \$1,782,000 annually with an annual increase allowance of up to 5% or the adjusted Producer Price Index. This purchase is funded by the Transportation budget through the Lifecycle Program Budget Fund.

\*4-g. Use of a Cooperative Contract for the Purchase of One 5-Yard Mini Concrete Mixer Body Truck (Addition) for the Transportation Department. **(Citywide)**

This Mini Concrete Mixer Truck will be an essential piece of equipment for the Transportation Concrete Repair work group. The mixer truck will allow staff to pick up concrete material directly from the plant, which will result in improved response times for repairs and enhanced public satisfaction.

The Fleet Services and Transportation Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Freightliner of Arizona LLC at \$210,000 based on estimated requirements. This purchase will be funded by Local Street Sales Tax.

5. Take action on the following resolutions:

- \*5-a. Modifying fees and charges for the Parks, Recreation and Community Facilities Department. **(Citywide)** – Resolution No. 12165
- \*5-b. Extinguish a portion of a 20-foot Public Utilities Easement located at 2055 West Riverview Auto Drive to allow for construction of a new multi-family development, requested by the property owner. **(District 3)** – Resolution No. 12166
- \*5-c. See: **(Items not on the Consent Agenda)**
- \*5-d. Approving and authorizing the acquisition of natural gas pipeline transmission capacity through participation in the bidding process, and approving entry of associated contracts upon a successful bid, for additional natural gas transportation capacity at its Clausen Gate Station. – Resolution No. 12169

6. Introduction of the following ordinances and setting April 15, 2024, as the date of the public hearing on these ordinances:

- \*6-a. ZON23-00940 "Larry H. Miller Ford." **(District 4)** Within the 1600 to 1900 blocks of South Mesa Drive (east side) and within the 400 to 600 blocks of East Auto Center Drive (both sides). Located north of Baseline Road on the east side of Mesa Drive (26± acres). Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and Major Site Plan Modification. This request will allow for the modification of two automobile dealerships. LHM MFD LLC, owner; Andrew Valestin, Kimley-Horn and Associates Inc., applicant. – Ordinance No. 5848

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

7. Take action on the following subdivision plats:

- \*7-a. SUB23-00962 "Enclave at Mountain Bridge." **(District 5)** Within the 9000 block of East Jaeger Street (both sides). Located south of McKellips Road and west of Ellsworth Road (3.3± acres). Reserve 100 LLC, developer; James G. Spring, Atwell, surveyor.

**Items not on the Consent Agenda**

- 5-c. Approving and authorizing the City Manager to enter into a memorandum of understanding between the City of Mesa and RN 1 Real Estate, LLC (AKA, Culdesac)

for approximately 25-acres of City-owned land at the southwest corner of University and Mesa Drives and the next steps for development of the property. – Resolution No. 12167

Councilmember Freeman expressed his concern regarding not enough parking, the estimated ten-year development timeline, and the lack of feedback from the neighborhood on the project.

Tim Boyle, a Mesa resident, shared his thoughts regarding the proposed Culdesac development, which he feels should be amazing, have adequate parking, and be part of the American dream. He stated that the development should create a unique and interesting building placement that reflects the Arizona State University (ASU) Film School identity. He noted that he does not believe there will be adequate parking, with 800 spaces for 1,000 units, while the distance to the light rail is a 5-to-15-minute walk. He emphasized that the City of Mesa (COM) was designed as an American Dream City, and any project that the COM is sponsoring should provide home ownership opportunities that create long-term residents.

In response to a question from Councilmember Spilsbury, City Attorney Jim Smith explained that the Memorandum of Understanding (MOU) is a starting point and sets the foundation for negotiations, but the City is not bound by the agreement. He advised that the developer would like to know if they are proceeding in the right direction and are listening to feedback. He noted other MOU situations have experienced changes that occur over time.

Councilmember Duff expressed her excitement about the Culdesac concept for a vehicle-light development that prioritizes mobility, community, open space, and transit over cars. She discussed a community that has micromobility, multi-use paths, and other options for living without a car which decreases the cost of living. She emphasized she is not concerned with parking; in her opinion, the Culdesac project is a lifestyle choice.

Mayor Giles expressed his priority for the Culdesac project is to create a neighborhood where residents are proud of their neighborhood. He noted that the Culdesac development in Tempe has been very successful and is a high-quality development with a long waiting list of tenants. He discussed his excitement to partner with Culdesac for the land that has been a challenge for decades.

It was moved by Councilmember Duff, seconded by Councilmember Freeman, that Resolution No. 12167 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Somers–Spilsbury  
NAYS – Freeman  
ABSENT – Goforth

Mayor Giles declared the motion carried by majority vote of those present.

8. Hear a presentation and discussion on the Heat Relief Program and heat relief services offered in the City of Mesa and Maricopa County, including the impact on vulnerable populations and the necessity for multi-agency collaboration, and take action on the following related resolution:

- 8-a. Approving and authorizing the City Manager, or designee, to enter into an Intergovernmental Agreement with Maricopa County to accept annual funds from April 1, 2024, to December 31, 2026 relating to the provision of Heat Relief Services in Mesa, including a Day Respite Center for May-September 2024. **(Citywide)** – Resolution No. 12168

Community Services Deputy Director Lindsey Balinkie displayed a PowerPoint presentation.  
**(See Attachment 1)**

Ms. Balinkie explained that the City received funding from the Maricopa County Public Health Department and the funds are intended to establish a Day Respite Center in Mesa in partnership with Resurrection Street Ministry. She explained the comprehensive services and resources that will be provided by a Day Respite Center. (See Page 2 of Attachment 1)

Ms. Balinkie presented a heat relief map illustrating the locations of the Day Respite Center, cooling centers, and hydration stations. (See Page 3 of Attachment 1)

Ms. Balinkie discussed the evaluation of data to identify areas at high risk for heat relief, as well as outreach efforts to the unhoused population and communities in need. She commented on the need to spread public safety information regarding heat relief, and proactive measures. She emphasized the Emergency Rehabilitation program's most important service to obtain prior to the summer heat would be the repair or replacement of air conditioners for qualified individuals. She reviewed the eligibility criteria, contact information, and an additional website for home repairs, [mesaaz.gov/residents/community-development/repair-my-home](https://mesaaz.gov/residents/community-development/repair-my-home). She mentioned the City has a summer safety website, [mesaaz.gov/residents/summer-safety](https://mesaaz.gov/residents/summer-safety), that provides information on resources, services, and safety tips. (See Pages 4 through 6 of Attachment 1)

In response to multiple questions posed by Mayor Giles, Ms. Balinkie explained that the details of the data have not been provided regarding the heat-related deaths last year. She mentioned staff are collaborating with other departments to create more proactive outreach to vulnerable areas and has a robust plan to access data that was not available in the past. She noted the County is in the process of developing a phone number for residents for information on resources, and staff will update the City's safety page once received. She stated the Emergency Rehabilitation program grants assistance of up to \$25,000 for an emergency repair for those who qualify. She announced that if anyone is aware of someone in need of a repair or unable to make a repair, they should apply and initiate the process proactively before the summer heat begins.

In response to multiple questions from Councilmember Freeman, Ms. Balinkie commented the Day Respite Center is located at 1135 E. Main Street for emergencies and has additional service options compared to the other cooling centers in the community that provide air conditioning and water. She indicated if a community needs assistance, the City has a homeless resource line for heat-related services and access to assistance. She confirmed staff will provide information on resources to Councilmembers to share on their webpage.

Mayor Giles thanked staff for the presentation.

It was moved by Councilmember Spilsbury, seconded by Vice Mayor Heredia, that Resolution No. 12168 be adopted.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Freeman–Somers–Spilsbury

NAYS – None

ABSENT – Goforth

Mayor Giles declared the motion carried unanimously by those present.

9. Items from citizens present.

There were no items from citizens present.

10. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:52 p.m.

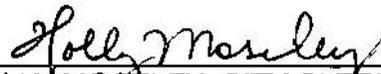
ATTEST:

  
\_\_\_\_\_  
HOLLY MOSELEY, CITY CLERK



  
\_\_\_\_\_  
JOHN GILES, MAYOR

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 1<sup>st</sup> day of April 2024. I further certify that the meeting was duly called and held and that a quorum was present.

  
\_\_\_\_\_  
HOLLY MOSELEY, CITY CLERK

lr  
(Attachment – 1)



# City Council Meeting

## Heat Relief Update

April 1, 2024

Ruth Giese, Community Services Director

Lindsey Balinkie, Deputy Director

## Services and Resources

- Collaboration with Maricopa County Public Health
- Day Respite Center @ Resurrection Street Ministries
- Opens mid-May thru September
- Monday-Saturday 10am-7pm
- New bi-lingual call center and no-cost transportation assistance
- Additional cooling centers and hydrations stations at local agencies
- Outreach to community begins in April
- More information:  
[mesaaz.gov/residents/summer-safety](http://mesaaz.gov/residents/summer-safety)



# Heat Relief Map 2024

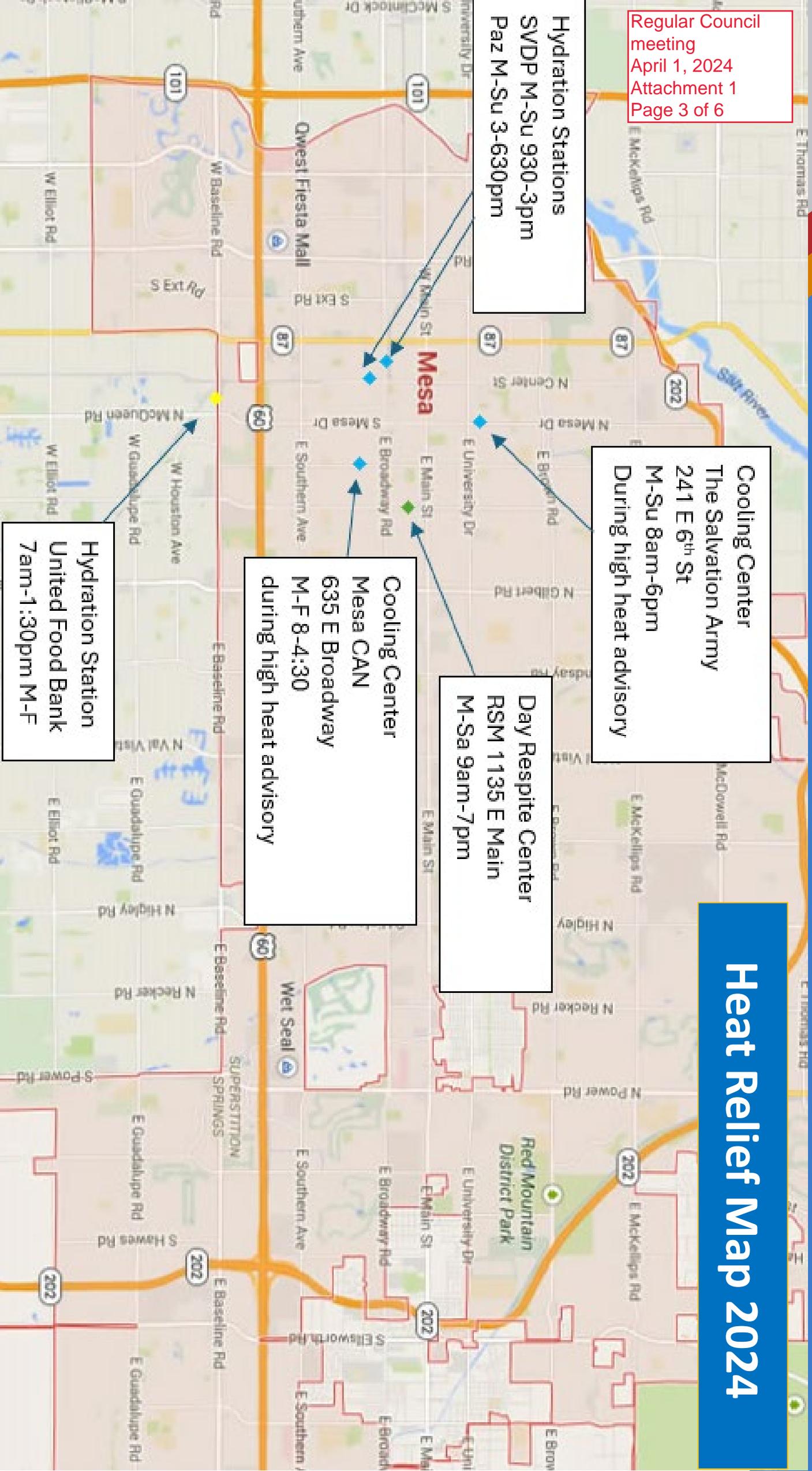
**Cooling Center**  
The Salvation Army  
241 E 6<sup>th</sup> St  
M-Su 8am-6pm  
During high heat advisory

**Day Respite Center**  
RSM 1135 E Main  
M-Sa 9am-7pm

**Cooling Center**  
Mesa CAN  
635 E Broadway  
M-F 8-4:30  
during high heat advisory

**Hydration Stations**  
SVDP M-Su 930-3pm  
Paz M-Su 3-630pm

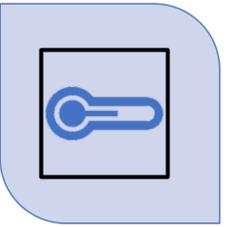
**Hydration Station**  
United Food Bank  
7am-1:30pm M-F



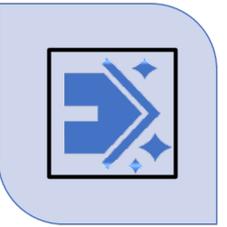


# Emergency Rehabilitation Program

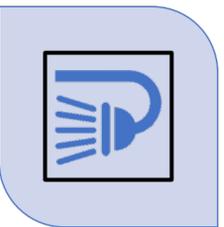
- Grant assistance up to \$25,000 per year
- Amount of assistance limited solely to address qualified emergency repair
- Repairs are limited to issues that affect the immediate livability of the home



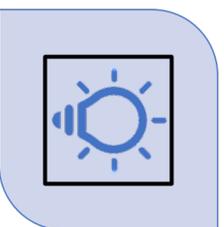
AC/HEATER  
REPAIR/REPLACEMENT



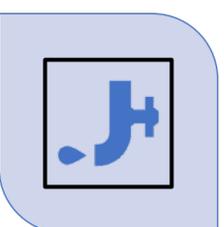
ROOF  
REPAIR/REPLACEMENT



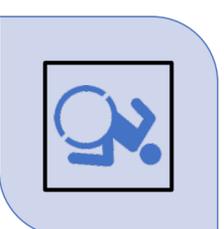
WATER HEATER  
REPLACEMENT



SEVERE ELECTRICAL  
ISSUE



SEVERE PLUMBING  
ISSUE



ACCESSIBILITY  
MODIFICATIONS



# Eligibility Criteria

- ✓ Qualifying emergency repair
- ✓ Own & lived in home preceding 12 months
- ✓ Income Eligible per HUD guidelines
- ✓ No home-based business
- ✓ Home cannot be a rental property
- ✓ Current on property Taxes & Utilities

For more information about the Emergency Rehabilitation Program :



Webpage

Repair my Home | City of Mesa  
([mesaaz.gov](http://mesaaz.gov))



Phone

(480) 644-3208



Office

200 S. Center, Bldg. 1  
Mesa, AZ 85210

## Summer 2024 Heat Relief Program



More information:

[mesaaz.gov/residents/summer-safety](https://mesaaz.gov/residents/summer-safety)