

Monday, March 23, 2026
5:45 PM



City Hall
20 East Main Street¹

City Council Agenda

Mark Freeman
Mayor

Rich Adams
Councilmember, District 1

Dorean Taylor
Councilmember, District 2

Francisco Heredia
Councilmember, District 3

Jennifer Duff
Councilmember, District 4

Alicia Goforth
Councilmember, District 5

Scott Somers
Vice Mayor, District 6

DECORUM: The public is encouraged to attend City Council meetings in person or electronically. All persons attending the meeting are asked to observe the rules of politeness, propriety, decorum, and good conduct. Disrupting the meeting may result in being asked to leave or being removed from the building.

ACCESSIBILITY: The City is committed to making its public meetings accessible to persons with disabilities. For special/reasonable accommodations please contact the City Manager's Office at (480) 644-3333 or AZRelay 7-1-1 at least 48 hours in advance of the meeting.

SERVICIOS EN ESPAÑOL: Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al (480) 644-2767.

PARTICIPATION: Members of the public may address the City Council on a specific agenda item or during "Items from Citizens Present." To speak in person, submit a request to speak before the scheduled start time of the meeting using the kiosks in the lobby or through the City Clerk's webpage (scan the QR code posted in the lobby). Only one request per person, per item, may be submitted. When called, please come to the lectern and state your name and district for the record. Comments on agenda items should relate to the item under consideration. During "Items from Citizens Present," up to three speakers may address general issues within the City Council's jurisdiction; Councilmembers generally may not discuss or take legal action on matters raised by speakers that are not listed on the agenda.

Comments are generally limited to three minutes unless otherwise determined by the Mayor. If you are with a group, please designate a spokesperson.

CONSENT AGENDA: All items listed on the agenda with an asterisk (*) are on the consent agenda which means they will be considered by the City Council as a group, without any separate discussion of these items, unless a Councilmember or citizen requests the item be removed from the consent agenda to be considered separately. To request removal of an item from the consent agenda, please submit a request to speak to the City Clerk prior to the scheduled start time of the meeting.

NOTICE: Pursuant to A.R.S. § 38-431.02, notice is hereby given that the City Council will hold a meeting open to the public at the date and time above. If the agenda indicates, the City Council may vote to go into executive session which will not be open to the public [A.R.S. § 38-431.03]. Members of the City Council may appear at the meeting in person, telephonically, or electronically. Children are welcome at City Council meetings, but please remember meetings are video recorded; by allowing your child to attend, you consent to your child being recorded [A.R.S. § 1-602(A)(9)].

¹ For Regular City Council meetings held at 20 E. Main Street, the meeting is held in the second floor Council Chambers unless agendized for another location. The Council may move the meeting from the Council Chambers to the first-floor Study Session room if there are technical issues, to ensure the orderly conduct of business, or if there are safety concerns; subject to technical limitations, the meeting will be televised in the Council Chambers and will remain livestreamed online for the public to continue to attend and listen to the deliberations.

Visit <https://www.mesaaz.gov/government/city-council-meetings> for additional meeting and participation information.

Mayor's Welcome

Roll Call

Invocation by Pastor Gregory Dansby at Holy Temple Church of God in Christ

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [26-0030](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

*3-a [26-0272](#) Gin's Smoke Shop

A tobacco shop is requesting a new Series 10 Beer and Wine Store License for ME Global 1 LLC, 1927 North Gilbert Road Suite 2 - Jeffrey Craig Miller, agent. There is no existing license at this location. **(District 1)**

*3-b [26-0276](#) Paladino's Italian Eatery

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Paladino's Italian Eatery LLC, 2711 South Alma School Road Suite 4 - Richard Thomas Slayton, agent. There is no existing license at this location. **(District 3)**

*3-c [26-0270](#) La Tienda One Stop

A convenience store is requesting a new Series 10 Beer and Wine Store License for La Tienda One Stop LLC, 1620 West University Drive Suite #1, Michael Raymond Kaffer Jr, agent. The existing license held by SRI Sairam Foods LLC will revert to the state. **(District 3)**

*3-d [26-0273](#) Happy Food Mart

A convenience store is requesting a new Series 10 Beer and Wine Store License for Kaur B LLC, 406 North Country Club Drive - Bhupinder Kaur, agent. The existing license held by Sapra Businesses LLC will revert to the State. **(District 3)**

***3-e** [26-0274](#) Mommas Soul Lounge LLC

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mommas Soul Lounge LLC, 1038 East Main Street - Brandon Damar Joyner, agent. There is no existing license at this location. **(District 4)**

***3-f** [26-0275](#) Salt Sea and Land Tacos

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for S.A.L.T. II LLC, 2853 South Sossaman Road Suite 108 - Enrique Uresti Apodaca, agent. There is no existing license at this location. **(District 6)**

4 **Take action on the following contracts:*****4-a** [26-0266](#) Use of a Cooperative Contract for the Purchase of Emergency Communications Eventide 911 Solution (Replacement/Upgrade) for the Department of Innovation and Technology **(Citywide)**

The current Verint (911) recording system is reaching end-of-life and has experienced ongoing and unresolved performance issues, including garbled or incomplete audio, inconsistent screen captures, and missed line recordings. After a thorough review of available systems, Eventide has been identified as the most suitable replacement based on its proven reliability, user-friendly interface, and advanced capabilities, including the Critical Insights package, which will significantly improve our ability to automate quality assurance reviews and streamline public records searches and redactions. Eventide Communications' Critical Insights AI (CI AI) is AI-driven training, automated QA, and operational analytics for public safety communications. It accelerates onboarding with simulation and e-learning, evaluates 100% of calls with automated QA and CAD validation, and provides coaching and performance dashboards. CI AI also supports workforce wellbeing and retention through stress monitoring, automated transcription and reporting, AI call summaries, and recognition of exemplary 911 calls. The solution for the Mesa Police Dispatch and the Mesa Public Safety Support Department - Call Taking, will replace an end-of-life Verint system while the solution for Mesa Fire and Medical will be an upgrade to their existing Eventide solution.

The Department of Innovation and Technology and Procurement Services recommend authorizing the purchase using the Houston-Galveston Area Council (H-GAC) cooperative contract with Goserco, in an amount not to exceed \$647,200, based on estimated requirements.

***4-b** **26-0258** Three-Year Term Contract with Two-Year Renewal Options for Streetlight Painting Services for the Transportation Department (**Citywide**)

The City maintains approximately 45,968 streetlights, of which 4,961 are painted. This contract covers streetlight painting services, including the preparation, painting, and restoration of existing streetlight poles, luminaires, arms, cabinets, and related accessories. Work will be performed at designated locations, with additional services provided on an as needed, where needed basis.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder, OLS Restoration, Inc., in an amount not to exceed \$118,149 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-c** **26-0269** Three-Year Use of a Cooperative Term Contract with Seven One-Year Renewal Options for the Purchase of a Capital Planning and Asset Management Solution for the Department of Innovation and Technology for the Parks, Recreation and Community Facilities and Facilities Management Departments (**Citywide**).

This purchase will provide the Parks, Recreation and Community Facilities and Facilities Management Departments with a facility condition assessment and asset management software platform to support facility lifecycle planning and capital renewal forecasting. It includes two purchases from Gordian Group. The first will be Onsite Facility Condition Assessments to document building system conditions and identify maintenance and capital renewal needs. The second service is a Cloud-based Asset Management and Capital Planning Software to store assessment data, track facility conditions, prioritize projects, estimate costs, and support long-range capital planning. Implementing these services will establish a consistent, data-driven framework for evaluating facility conditions, prioritizing capital projects, and improving long-range financial planning.

The Department of Innovation and Technology and the Parks, Recreation and Community Facilities and Facilities Management Departments and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with the Gordian Group in total amounts not to exceed \$1,212,028 for Years 1 - 3 combined, and \$76,240 annually for Years 4 - 10, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

***4-d** **26-0293** North Higley Lift Station and Thomas Road Sewer Project - Northeast Mesa, Construction Manager at Risk (CMAR) **(District 5)**

The North Higley Lift Station and Thomas Road Sewer project's service area is approximately 350 acres in size and includes the American Leadership Academy, Sunshine Acres, Amazon, Longbow Golf Club, Home 2 Suites, Longbow Marketplace, Ascend at Longbow Highpoint, as well as industrial uses and undeveloped land. The project's goals are to increase capacity, as well as address underserved areas and deteriorating infrastructure. Additionally, the project will reduce flows currently sent to the Star Valley Lift Station, which is near capacity. Improvements include a lift station at the northeast corner of Higley Road and East Longbow Parkway, sanitary sewer lines and appurtenances in East Thomas Road, Higley Road and East Longbow Parkway, and CIPP lining of existing sanitary sewer force mains.

Staff recommends that Council approve the selection of Garney Companies, Inc. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$284,500. This project is funded by the Wastewater Utility Capacity Fee.

5 **Take action on the following resolutions:**

***5-a** **26-0253** Approving and authorizing the City Manager to enter into an option to lease and option to purchase agreement; ground lease; and purchase and sale agreement between the City of Mesa and Helix Apartments, to lease and for the development and sale of approximately 0.82-acres of City-owned land southwest of the intersection of Center Street and University Drive.
(District 4)

***5-b** **26-0279** Modifying fees and charges for the Parks, Recreation and Community Facilities Department. **(Citywide)**

***5-c** **26-0280** Modifying fees and charges for Falcon Field Airport. **(Citywide)**

6 **Introduction of the following ordinances and setting April 6, 2026 as the date of the public hearing on these ordinances:**

***6-a** **26-0232** ZON25-00774 "Blue Sky Pest Control", 2.4± acres located at the northwest corner of East Ray Road and South 71st Street. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 2 of Ordinance No. 5699. This request will allow for a 26,000± square foot industrial building.
(District 6)

Staff Recommendation: Approval with conditions

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

- *6-b [26-0233](#) ZON25-00326 "RMDC Dance Studio," 1± acres located approximately 350± feet east of the southeast corner of East Warner Road and South Mountain Road. Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone Overlay(LC-BIZ) and Site Plan Review to allow for the development of a 15,344± square foot commercial building. **(District 6)**

Staff Recommendation: Approval with conditions

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

Items not on the Consent Agenda

- 7 **Conduct a public hearing and take action on the following minor General Plan amendment resolution, take action on the following zoning case ordinance, and take action on the following development agreement resolution, all relating to a proposed development known as "Mesa Premier RV & Boat Storage".**

- 7-a [26-0205](#) ZON24-01027 "Mesa Premier RV & Boat Storage Phase II", 13.7± acres located approximately 265 feet east of the southeast corner of North Higley Road and East Thomas Road. Rezone 3.5± acres from Single Residence-90 (RS-90) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Rezone 10.2± acres from LI-PAD to LI with a new PAD, modification of a Council Use Permit, and Major Site Plan Modification. This request will allow for an RV and Boat Storage Facility. **(District 5)** Ordinance No. 6004

Staff Recommendation: Approval with conditions

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

- 7-b [26-0204](#) ZON25-00673 "Mesa Premier RV & Boat Storage Phase II GPA", 13.7± acres located approximately 265 feet east of the southeast corner of North Higley Road and East Thomas Road. Minor General Plan Amendment to change the Placetype from Local Employment Center to Industrial. **(District 5)**

Staff Recommendation: Adoption

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

- 7-c [26-0165](#) Approving and authorizing the City Manager to enter into a First Amendment to the Development Agreement between R & S Development Group LLC and the City of Mesa for property generally located at the southeast corner of East Thomas Road and North Higley Road. **(District 5)**

- 8 **Items from citizens present.**

- 8-a [26-0005](#) **Items from citizens present.**
(Maximum of three speakers for three minutes per speaker.)

9 Adjournment.¹

¹ Prior to adjournment, at this Council meeting, the City Council may vote to go into executive session for legal advice on any item listed on this agenda pursuant to A.R.S. §38-431.03(A)(3); this notice is given pursuant to A.R.S. §38-431.02 to the members of the City Council and the public.