

Monday, April 7, 2025
5:45 PM



City Hall Council Chambers
20 East Main Street

City Council Agenda

Mark Freeman
Mayor

Rich Adams
Councilmember, District 1

Julie Spilsbury
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 of Mesa (City) Council meetings in person, telephonically, 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, and you may be prohibited from attending meetings for a period of time.

ACCESSIBILITY: The City is committed to making its public meetings accessible to persons with disabilities. For special 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 at the meeting may address the City Council with comments on a specific agenda item or during "Items from Citizens Present." **To request to speak in person, submit a blue speaker card to the City Clerk prior to the start of the meeting.** When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name and address for the record. To request to speak telephonically, submit the online Council Meeting Speaker/Comment Card to the City Clerk at least one hour before the start of the meeting.

For agendized items, comments should be relevant to the item being discussed. During "Items from Citizens Present," the speaker may address the City Council on more general issues. Councilmembers are normally not permitted to discuss or take legal action on any matters raised by the public that are not specifically on the agenda.

If you would like handouts distributed to the City Council, please give them to the City Clerk at the time you submit your blue speaker card. Eleven copies of each document are requested.

To give everyone an opportunity to speak, 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 blue speaker card to the City Clerk prior to the start 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)].

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

Mayor's Welcome

Roll Call

Invocation by Reverend Tawni Garcia with First Christian Church.

Pledge of Allegiance

Awards, Recognitions and Announcements

1 Take action on all consent agenda items.

Items on the Consent Agenda

*2 [25-0006](#) Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

*3-a [25-0264](#) Copper State Tap House

A taphouse is requesting a new Series 7 Beer and Wine Bar License for Stuco LLC, 1033 North Dobson Road Suite 104 - Jeffrey Craig Miller, agent. This is an ownership transfer; therefore, the existing license held by Papago by Huss Brewing LLC will revert to the State for modification. **(District 3)**

*3-b [25-0265](#) Carniceria Murrietas

A convenience store is requesting a new Series 10 Beer & Wine Store License for Javier Murrieta, sole proprietor, 1911 West Broadway Road Suite 12-16 - Javier Murrieta, agent. The existing license held by Javier Gamez-Murrieta, sole proprietor, will revert to the State. **(District 3)**

*3-c [25-0266](#) Extra Mile 7003 Country Club

A convenience store is requesting a new Series 10 Beer & Wine Store License for Hamro Fuel LLC, 414 West Guadalupe Road - Suresh Basnet, agent. The existing license held by Wing Pass LLC will revert to the State. **(District 3)**

*3-d [25-0267](#) French Toast Cafe

A restaurant is requesting a new Series 12 Restaurant License for French Toast LLC, 7641 East Guadalupe Road Suite 104-105 - Fadi Saeb Sabeeh, agent. There is no existing license at this location. **(District 6)**

4 Take action on the following contracts:

- *4-a** [25-0297](#) Additional Vendor Awards to the Three-Year Term Contract with Two-Year Renewal Options for Safety Shoes for Various Departments as Requested by the Human Resources Department **(Citywide)**

The City is responsible for providing safety shoes to employees who are, or are expected to be, exposed to certain workplace hazards to avoid on-the-job injuries. These contracts will increase the number of authorized vendors for the safety shoe program and offer additional convenience and high quality product options for our employees.

A committee representing the Human Resources Department - Safety Services and Procurement Services evaluated responses and recommend awarding the contract to the highest-scored proposals from 03530 Uniforms, LLC dba Ace Uniforms of Phoenix and Colistro Family, LLC dba Red Wing Shoe Store - East Valley at \$200,000 annually (total for all vendors on contract), with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-b** [25-0298](#) Dollar Limit Increase to Cooperative Term Contract for Herman Miller/DIRTT Office Furniture, Products and Services for the Business Services Department **(Citywide)**

This contract provides furniture, products and services to include Herman Miller modular furniture. The dollar limit increase is needed to accommodate outdoor furniture for the new Northeast Public Safety facility and additional furniture/office reconfiguration projects in the City Hall Tower 6th floor. This is a one-time increase for the current annual contract period. Funding is existing in the department/project budget.

The Business Services Department and Procurement Services recommend increasing the dollar limit with Goodmans, Inc. by \$100,000, from \$100,000 to \$200,000 for the current annual contract period.

- *4-c** **25-0303** One-Year Term Contract with Four-Year Renewal Options for Anodeless Service Risers for the Business Services Department (for the Energy Resources Department) **(Citywide)**

This contract will provide Anodeless service risers and pre-assembled Anodeless service riser kits for new service installations and repair work by Energy Resources - Gas Utility. Service risers are the portion of the natural gas service line required to transition from the underground service piping to the customer's above ground meter.

The Business Services and Energy Resources Departments and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Hubbell Gas Utility Solutions, Inc., Border States Industries, Inc., and Western Gas Technologies, Inc. at \$715,000.00, based on estimated requirements.

- *4-d** **25-0304** Three-Year Term Contract with Two-Year Renewal Options for Automobile Dealers Eligibility List for the Fleet Services **(Citywide)**

This contract will provide a non-exclusive, pre-approved list of full-service auto dealers for price quotes on the purchase, delivery, and warranties of new light-duty ½ ton, ¾ ton, 1-ton trucks, sedans, trucks/SUV's, and minivans for all citywide departments.

A committee representing the Fleet Services Department and Procurement Services evaluated responses and recommend awarding the contract to the highest-scored proposals from Courtesy Chevrolet, Don Sanderson Ford, Inc. dba Sanderson Ford, San Tan Auto Partners, LLC. dba San Tan Ford, and Sands Motor Company dba Sands Chevrolet up to \$10,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. The estimated spend for year one of the contract is \$8,635,000.

***4-e** **25-0302** Three-Year Term Contract with Two-Year Renewal Options for Auction Services (**Citywide**)

This contract will provide auctioneering services to dispose of surplus City property to include vehicles, equipment, firearms, and miscellaneous surplus items for the City and its cooperative partners, including El Mirage, Apache Junction, Avondale, Casa Grande, Gilbert, Peoria, Glendale, Goodyear, City of Maricopa, Scottsdale, Surprise, and Tolleson. Other S.A.V.E. members may also purchase from the resulting contract.

A committee representing the Police, Fleet Services, and Business Services Departments, and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from The Public Group, LLC and Sierra Auction Management, Inc. Auctioneer compensation is a combination of fees and a seller's premium netted from the sale proceeds and buyer's premiums.

***4-f** **25-0300** Three-Year Term Contract with Two-Year Renewal Options for Swimming Pool Cool Deck Resurfacing for the Parks, Recreation and Community Facilities Department (**Citywide**)

This contract is for pool deck resurfacing and repair, expansion joint caulk replacement and repair, and concrete crack joint repair. This contract will be used to maintain the City Aquatic Facilities decking.

A committee representing the Parks, Recreation and Community Facilities Department and Procurement Services evaluated responses and recommend awarding the contract to the single, responsive, and responsible proposal from Carefree Stone LLC at \$120,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-g** **[25-0301](#)** 16-Month Use of Cooperative Term Contract with Renewal Options for Security and Protection Systems and Related Equipment, Technology, Parts, Support and Services for the Mesa Police Department **(Citywide)**

PD Information Technology (PDIT) coordinates various security projects for the Police Department as well as other departments across the City. These purchases include Access Control, Surveillance Equipment, and other security systems as well as installation, replacement equipment, technology, parts, and support.

Upcoming/forecasted projects include access control, surveillance, and security improvements at: Mesa Center for Higher Education; Mesa Convention Center; Mesa Arts Center; City Hall Tower; Pepper Street, Centennial, and Serrine Parking Garages; PDIT; continued expansion of the Real-Time Crime Center systems; as well as other Citywide and Lifecycle Projects.

The Police Department and Procurement Services recommend authorizing the purchase using the OMNIA Partners/Region 4 ESC - TX cooperative contract with ADT Commercial, LLC and Convergent Technologies, LLC; and State of Arizona cooperative contract with APL Access and Security; at \$1,000,000, based on estimated requirements.

5 Take action on the following resolutions:

- *5-a** **[25-0183](#)** Approving and authorizing the City Manager to enter into a memorandum of understanding between the City of Mesa and Soltrust Main, LLC for the completion of the development project known as The GRID including City-owned property generally located at the southwest corner of Main Street and Pomeroy. **(District 4)** Resolution No. 12339
- *5-b** **[25-0261](#)** Authorizing and supporting the submittal of a grant application by Child Crisis Arizona to the Ak-Chin Indian Community in the amount of \$25,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. Resolution No. 12340
- *5-c** **[25-0262](#)** Authorizing and supporting the submittal of a grant application by Desert Sounds Performing Arts to the Ak-Chin Indian Community in the amount of \$15,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. Resolution No. 12341
- *5-d** **[25-0263](#)** Authorizing and supporting the submittal of a grant application by Desert Sounds Performing Arts to the Pascua Yaqui Tribe in the amount of \$20,000, and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. Resolution No. 12342

*5-e [25-0310](#) Setting May 19, 2025 as the public hearing date to review the proposed FY2025/2026 annual assessments for the Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases. **(District 4)** Resolution No. 12343

*5-f [25-0281](#) ZON24-00876 "Medina Station Freeway Landmark Monument" 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Council Use Permit for a Freeway Landmark Monument. Bela Flor Holdings, LLC, owner; Davis Signs and Graphics, applicant. **(District 5)** Resolution No. 12344

Staff Recommendation: Approval with conditions

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

6 Introduction of the following ordinances and setting April 21, 2025 as the date of the public hearing on these ordinances:

*6-a [25-0157](#) ZON24-00638 "Lofts at 121," 3± acres located at 121 and 129 North Beverly, approximately 881 feet north of the northeast corner of East Main Street and North Beverly. Rezone from Single Residence-6 (RS-6) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a 66-unit multiple residence development. Lofts at 121 LLC, owner; Tim Boyle, Atmosphere Architects, applicant. **(District 4)** Ordinance No. 5933

Staff Recommendation: Approval with conditions

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

*6-b [25-0280](#) ZON24-00756 "Dixon Property" 2.5± acres located approximately 1,100 feet south of the southeast corner of East McKellips Road and North Val Vista Drive. Rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Bonus Intensity Zone Overlay (RS-35-BIZ) for the development of one single residence. Eric and Jentry Dixon, owners; Sean Lake / Sarah Prince, Pew & Lake PLC, applicant. **(District 2)** Ordinance No. 5936

Staff Recommendation: Approval with conditions

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

*6-c [25-0272](#) Adding Section 1-12-10 to Mesa City Code Title 1, Chapter 12 authorizing the Mesa Municipal Court to assess court monitoring fees in the Schedule of Fees and Charges for persons sentenced to probation and persons convicted of A.R.S. § 28-1381 or § 28-1382. **(Citywide)** Ordinance No. 5937

- *6-d** [25-0269](#) Amending Section 1-20-4 to the Mesa City Code Title 1, Chapter 20 to provide a delegation of authority to the City Manager to extinguish, abandon, and grant certain easements and to dedicate rights-of-way and easements to the public from City-owned land; and amending Title 9 Chapter 10 regarding the extinguishment of easements. **(Citywide)** Ordinance No. 5938

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

- *7-a** [25-0240](#) An ordinance amending the City Code Title 5, Chapter 7 (Auctioneers, Pawnbrokers, Scrap Metal Dealers, and Secondhand Dealer Licensing Requirement) to exempt those who solely sell Secondhand Goods. Ordinance No. 5935

The primary purpose of this Chapter of the City Code is to license auctioneers, pawnbrokers, scrap metal dealers and secondhand dealers who buy and sell merchandise and to prevent the trafficking of stolen merchandise. The dealers being excluded by this amendment only sell merchandise. They do not purchase items from those who visit their business like the other businesses in this Chapter.

8 Take action on the following subdivision plat:

- *8-a** [25-0279](#) SUB24-00976 "The Landing at Falcon Field" 33.4± acres located approximately 1,300 feet east of the southeast corner of East McKellips Road and North Greenfield Road. Final Plat. Evergreen-Greenfield and McKellips Land, LLC, developer; Optimus Civil Design Group, surveyor. **(District 2)**

Items not on the Consent Agenda

- 9 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**

- 10 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.