

Tuesday, July 1, 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 Kelsey Martin with Celebration of Life Presbyterian Church.

Pledge of Allegiance**Awards, Recognitions and Announcements**

1 Swearing-in of Dan Butler as Police Chief.

2 Take action on all consent agenda items.

Items on the Consent Agenda

***3 [25-0012](#) Approval of minutes of previous meetings as written.**

4 Take action on the following liquor license applications:

***4-a [25-0581](#) The Sacred Pint**

A taproom is requesting a new Series 7 Beer & Wine Bar License for The Sacred Pint LLC, 214 West Main Street - Gary Lee McCartney, agent. This is an ownership transfer; therefore, the existing license will revert to the State for modification. **(District 4)**

***4-b [25-0582](#) Pacos Tacos**

A restaurant is requesting a new Series 12 Restaurant License for True Taco LLC, 144 South Mesa Drive Suite G - Theresa June Morse, agent. There is no existing license at this location. **(District 4)**

5 Take action on the following contracts:***5-a [25-0562](#) Job Order Master Contracts (JOC) Pool Construction Services (Citywide)**

The selection of contractors are needed for the JOC Pool Construction Services. Services include new construction, renovations, repairs, additions, demolition, and upgrades for pools, aquatic features, and/or related buildings and facilities. Contracts are for three, three-year contracts, with the two optional one year extensions.

Staff recommend awarding Job Order Master Contracts to Landmark Aquatic Services, LLC, Shasta Industries, Inc., and Sun Eagle Corporation, which will allow for the issuance of multiple individual job orders with an approved upper limit of \$4,000,000 per job order, or as otherwise approved by council.

***5-b [25-0578](#) Three-Year Term Contract with Two-Year Renewal Options for Jet "A" Aviation Fuel for the Mesa Police Department (Citywide)**

This contract provides Jet Aviation Fuel for the Police Aviation Support unit that operates three helicopters based at Falcon Field Airport. The estimated annual usage is 72,000 gallons.

The Mesa Police Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder, Avfuel at \$275,000, annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***5-c [25-0576](#) Three-Year Term Contract with Two-Year Renewal Options for Transportation Landscape Maintenance Services for the Transportation Department (Citywide)**

This contract will provide landscape, mowing, and irrigation services required to maintain and improve landscape assets located within the right-of-way, roadway medians, transit centers, bus stops, multi-use pathways, and other City maintained properties. Landscape maintenance locations are divided into five landscape route areas and four turf route areas, which are maintained on cyclical schedules depending on service levels and needs.

A committee representing the Transportation Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from BrightView Landscape Services, Inc. at \$3,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

5-d [25-0579](#) Three-Year Term Contract with Two-Year Renewal Options for Crack Seal Services, Materials, and Rental Equipment for the Transportation Department **(Citywide)*

This contract provides comprehensive crack seal application services across five City street classifications: arterial roads, collector streets, residential streets, signalized intersections, and parking lots, to support pavement preservation efforts. The work includes furnishing and applying sealant materials to contractor-prepared cracks and joints in asphalt concrete or Portland cement concrete pavements. Additionally, the City may purchase materials and rent equipment through this contract.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Choice Maintenance and Asphalt Services, TALIS Construction Corporation (a Mesa business), Vortex Construction Services, Inc. (a Mesa business), Cactus Transport, Crafcro, Inc., Superior Supply, Inc., Maxwell Products, Inc., and Main Street Materials at \$6,747,000, annually with an annual increase allowance of up to 5% or based on the market indexes identified in the contract. This contract is funded by Transportation Department operating budget through Highway User Revenue Fund (HURF) and Local Street Sales Tax.

5-e [25-0577](#) Dollar Limit Increase to the Term Contract for Stagehand Temporary Worker Services for the Arts and Culture Department **(Citywide)*

This contract provides stagehand and production technicians for events at the Mesa Arts Center and Mesa Arts Center affiliated events throughout the City. This dollar limit increase will accommodate increased activity at the Mesa Arts Center and is funded through ticket sales and event rentals.

The Arts and Culture Department and Procurement Services recommend increasing the dollar limit with UTP Productions, Inc. by \$175,000, from \$800,000 to \$975,000 through 10/24/2025.

- *5-f** **25-0580** Three-Year Term Contract with Two-Year Renewal Options for Original Equipment Manufacturer (OEM) Automotive Repair and Maintenance for Light Duty Vehicles for the Fleet Services Department **(Citywide)**

This contract establishes a network of non-exclusive vendors to support OEM maintenance and repair of the City's fleet, which includes sedans, light-duty trucks, sport utility vehicles, and vans. Fleet Services manages over 1,300 light-duty vehicles, including around 700 police patrol, undercover, and administrative units. Due to the complexity of the various OEM operating systems and the need to be able to properly diagnose, repair, and re-program manufacturer-specific vehicles, the City may use outside OEM vendors to supplement the repairs and services performed by Fleet staff. This contract will help ensure vehicle availability for critical City departments.

A committee representing the Fleet Services Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from Tex Chevrolet dba Earnhardt Chevy, Courtesy Chevrolet, Chapman Ford, LLC, Earnhardt Ford Mazda dba Earnhardt Ford, Courtesy Auto of Mesa, LLC (a Mesa business), and Reigi Auto of Mesa dba Courtesy Nissan (a Mesa business), at \$1,200,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *5-g** **25-0583** Purchase of One Inductively Coupled Plasma Mass Spectrometer (ICP-MS) (Replacement) for the Water Resources Department **(Citywide)**

This purchase will replace the current instrument, which has surpassed its useful lifespan and is no longer supported. The ICP-MS is a powerful analytical instrument used to detect and measure trace elements in reclaimed water plants and surface water treatment facilities, ensuring precise and reliable water quality analysis.

The Water Resources Department and Procurement Services recommend authorizing the purchase using the City of Tucson cooperative contract with Agilent Technologies at \$200,000.

5-h [25-0584](#) Nine-Month Use of a Cooperative Term Contract for Sewer Collection System Inspection Services for the Water Resources Department **(Citywide)*

This contract secures vital services for cleaning and video inspections of public sewer mains, manholes, siphons, and irrigation infrastructure, as well as cured-in-place point repairs to extend the operational lifespan of these systems. These services ensure efficient wastewater and raw-water irrigation flows, providing data used for proactive system management, and addressing specific maintenance needs to prevent service disruptions.

The Water Resources Department and Procurement Services recommend authorizing the purchase using the City of Scottsdale cooperative contract with Professional Pipe Services, Inc. at \$400,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

5-i [25-0587](#) Dollar Limit Increase to the Term Contract for Library Books, Spoken Word, DVDs, and Digital Media for the Library Services Department **(Citywide)*

This contract primarily facilitates the purchase of books and audiobooks, while also including digital products and professional services, such as materials processing to support the development of library collections for Mesa residents. These materials are used to refresh existing content and acquire new materials for community circulation. The Gateway Library is scheduled to fall 2025. To support the one-time costs associated with establishing a comprehensive opening day collection, a temporary increase in contract spending capacity is requested. This adjustment does not impact the existing budget, which is already allocated and funded for this project.

The Library Services Department and Procurement Services recommend increasing the dollar limit with Baker & Taylor, LLC, Brodart, Co., and Ingram Library Services, LLC by \$700,000, from \$700,000 to \$1,400,000, through February 27, 2026. This spending limit reverts back to \$700,000 as the ongoing amount after the temporary one-time increase for the Gateway Library Opening Day Collection.

5-j [25-0588](#) Dollar Limit Increase to the Term Contract for Library Physical Media Materials for the Library Services Department **(Citywide)*

This contract primarily facilitates the purchase of DVDs and Blue Ray, while also including audiobooks and professional services, such as materials processing to support the development of library collections for Mesa residents. These materials are used to refresh existing content and acquire new materials for community circulation. The Gateway Library is scheduled to open fall 2025. To support the one-time costs associated with establishing a comprehensive opening day collection, a temporary increase in contract spending capacity is requested. This adjustment does not impact the existing budget, which is already allocated and funded for this project.

The Library Services Department and Procurement Services recommend increasing the dollar limit with Midwest Tape, LLC by \$150,000, from \$150,000 to \$300,000, through February 27, 2026. This spending limit reverts back to \$150,000 as the ongoing amount after the temporary one-time increase for the Gateway Library Opening Day Collection.

6 Take action on the following resolutions:

***6-a [25-0561](#) Authorizing continued negotiations for the acquisition of certain real property interests for the Elliot Road Improvement Project (No. CP0982) and, as a matter of public use and necessity, authorizing the acquisition through eminent domain of certain real property rights (easements) in Mesa generally located along Elliot Road, between East Maricopa Floodway to Ellsworth Road, for the Elliot Road Improvement Project. **(District 6)** Resolution No. 12392**

***6-b [25-0400](#) Authorizing continued negotiations for the acquisition of certain real property for the Dobson Road Pedestrian Hybrid Beacon Project (No. CP1110), and, as a matter of public necessity, authorizing the acquisition through eminent domain of certain real and personal property rights of property in Mesa located at 600 South Dobson Road, for easement purposes for said project. **(District 3)** Resolution No. 12393**

***6-c [25-0574](#) Approving an adjustment to the compensation for the positions Presiding City Magistrate and City Magistrate, to be effective in the pay period beginning on July 7, 2025. Resolution No. 12394**

7 Introduction of the following ordinances and setting July 8, 2025 as the date of the public hearing on these ordinances:

- *7-a** [25-0567](#) Proposed amendments to Chapters 30, 31, and 87 of Title 11 of the Mesa City Code pertaining to Accessory Dwelling Units, Detached Accessory Buildings or Structures, and Home Occupations. The amendments include, but are not limited to: modifying the gross floor area requirements for Detached Accessory Buildings or Structures; modifying the setback requirements for Accessory Dwelling Units; modifying the specific use and activities standards for Home Occupations; adding the definition of "Building Addition"; modifying the definition of Home Occupations. **(Citywide)** Ordinance No. 5950

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (4-0)

- *7-b** [25-0571](#) ZON24-00548 "SAIA Motor Freight Lines" 13± acres located approximately 2,600 feet west of the southwest corner of East Pecos Road and South Signal Butte Road. Site Plan Review for the development of an approximately 49,914± square foot freight/truck terminal and warehouse. SAIA Motor Freight Line LLC, owner; Cris Burgam, applicant. **(District 6)** Ordinance No. 5951

Staff Recommendation: Approval with conditions

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

- *7-c** [25-0572](#) ZON25-00163 "UTV Stereo - Quality Car Audio" 2.1± acres located at 7561 East Baseline Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case Z97-048 to allow for the expansion of an approximately 26,636± square foot minor vehicle service and repair use. Chase Moll, Alpha Enterprise LLC, owner; Steve Nevala, FINN Architects, LLC, applicant. **(District 6)** Ordinance No. 5952

Staff Recommendation: Approval with conditions

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

- *7-d** [25-0573](#) ZON25-00208 "Medina Station" 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Condition of Approval No. 1 for case ZON23-00691 to allow for a mixed-use development. SimonCRE Buddy, LLC; Target Corporation; Bela Flor Holdings, LLC, owner; Eric Hurley, SimonCRE Buddy, LLC, applicant. **(District 5)** Ordinance No. 5953

Staff Recommendation: Approval with conditions

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

- *7-e [25-0568](#) ANX25-00049 - Annexing 0.013± acres of County right-of-way at the intersection of East Elliot Road and South Hawes Road. **(District 6)** Ordinance No. 5954
- *7-f [25-0569](#) ANX25-00293 - Annexing 1.4± acres of County right-of-way along South Signal Butte and extending approximately 1,246 feet west along the future alignment of East Auto Drive **(District 6)** Ordinance No. 5955
- *7-g [25-0570](#) ANX25-00449 - Annexing 0.17± acres of County right-of-way for a portion of the intersection of East Elliot Road and South Sossaman Road. **(District 6)** Ordinance No. 5956

8 Take action on the following resolution declaring "Section 11-31-36: Data Centers" and "Planned Area Development Overlay District Amendments" to be a public record and available to the public, and introducing the following ordinance and setting July 8, 2025 as the date of the public hearing:

- *8-a [25-0589](#) A resolution declaring the documents filed with the City Clerk titled "Section 11-31-36: Data Centers" and "Planned Area Development Overlay District Amendments" to be a public record and providing for the availability of the documents for public use and inspection with the City Clerk. Resolution No. 12395
- *8-b [25-0566](#) Proposed amendments to Chapters 6, 7, 22, 31, 32, and 86 of Title 11 of the Mesa City Code pertaining to Data Centers and Planned Area Development Overlay Districts. The amendments include, but are not limited to: adding a definition for Data Center; modifying land use tables to add Data Center; establishing development and other standards specific to Data Centers; adding a minimum parking requirement for Data Centers; amending the purpose, land use regulations, and development standards related to the Planned Area Development (PAD) Overlay District to, among other things, allow land uses to be permitted through approval of PAD Overlay Districts; modifying the definition of Indoor Warehousing And Storage. **(Citywide)** Ordinance No. 5957

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (Vote: 6-1)

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

- *9-a** **25-0510** ZON24-01020 "SWC Sossaman and Main" 3.5± acres located at southwest corner of South Sossaman Road and East Main Street. Rezone from Limited Commercial (LC) to Multiple Residence-2 with a Planned Area Development Overlay (RM-2-PAD) and Site Plan Review for a 45-unit multiple residence development. Elliot Barken, owner; Jon Gillespie, Rose Law Group, applicant. Legal Protest - An affirmative vote of three-fourths of the members of City Council is required to adopt this Ordinance, pursuant to A.R.S. §9-462.04(H). **(District 2) (5 votes required)** Ordinance No. 5944

Staff Recommendation: Approval with conditions

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

- *9-b** **25-0511** ZON24-01074 "Polaris Academy" 1.8± acres located at the southwest corner of East Hampton Avenue and South Clearview Avenue. Modification of a Council Use Permit (CUP); Rezone 0.8± acres from Light Industrial with a Planned Area Development Overlay (LI-PAD) to LI-PAD with a Bonus Intensity Zone Overlay (LI-PAD-BIZ); Major Site Plan Modification for 1.8± acres; and to remove conditions no. 1, 7, 8, 10, and 11 of Ordinance No. 2732 to allow the expansion of a private school. Polaris Re Holdings LLC, owner; Nathan Palmer, applicant. **(District 6)** Ordinance No. 5945

Staff Recommendation: Approval with conditions

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

- *9-c** **25-0494** Proposed amendments to Chapters 81 and 87 of Title 11 of the Mesa City Code pertaining to Adaptive Reuse Permits. The amendments include, but are not limited to: modifying terms within Chapter 81 (Adaptive Reuse Permit) to reflect eligibility of existing commercial, office, and mixed use parcels rather than buildings; modifying the Adaptive Reuse Permit application cap; changing the zoning districts in which Adaptive Reuse Permits are allowed; clarifying the applicable development standards; modifying the definitions for Adaptive Reuse, Adaptive Reuse Permit, Low-Income Housing, Moderate Income Housing, and Multiple Residence Reuse; removing the definition of Existing Commercial, Office, and Mixed-Use Building; and adding a definition of Existing Commercial, Office, and Mixed-Use Parcel. **(Citywide)** Ordinance No. 5946

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote 4-0)

- *9-d** **25-0513** Proposed amendments to Chapter 25 of Title 6 and Chapter 31 of Title 11 of the Mesa City Code pertaining to marijuana sales and facilities. The text amendments include but are not limited to removal of marijuana delivery language and increasing the permitted floor area for Medical Marijuana Dispensaries and Dual License Facilities. **(Citywide)** Ordinance No. 5947

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption of the proposed amendments to the Zoning Ordinance (Chapter 31 of Title 11) (6-0)

- *9-e** **25-0512** Proposed amendments to Chapters 56, 57, 58, 59, 60, 63 and 64 of Title 11 of the Mesa City Code pertaining to Form-Based Code. The text amendments include but are not limited to repealing in its entirety Chapter 56: Form-Based Code Overview and adopting a new “Chapter 56: Form-Based Code Overview”; repealing in its entirety Chapter 57: Maps; repealing in its entirety Chapter 58: Building Form Standards and adopting a new “Chapter 58: Building Form Standards”; repealing in its entirety Chapter 59: Building Type Standards and adopting a new “Chapter 59: Building Type Standards”; repealing in its entirety Chapter 60: Private Frontage Standards and adopting a new “Chapter 60: Private Frontage Standards”; modifying the process for modifications to Smart Growth Regulating Plan Transect Zones; modifying the definition for “Build-to Line”; modifying the definition for “Dwelling, Dwelling Unit, or Housing Unit”; deleting the definition of “Accessory/Secondary Unit”; adding the definition of “Accessory Dwelling Unit”. **(Citywide)** Ordinance No. 5948

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (6-0)

- *9-f** **25-0514** Proposed amendments to Chapter 6 of Title 9 and Chapters 30, 66, and 87 of Title 11 of the Mesa City Code pertaining to Land Divisions. The text amendments include but are not limited to repealing Mesa City Code Title 9, Chapter 6 (Subdivision Regulations) in its entirety and replacing it with a new Mesa City Code Title 9, Chapter 6 titled “Land Division Regulations”; repealing Mesa City Code Title 11, Zoning Ordinance, Section 11-30-6 (Lots and Subdivisions) in its entirety and replacing it with a new Section 11-30-6 titled “Lots and Land Divisions”; amending Mesa City Code Title 11, Zoning Ordinance, Section 11-66-2(C); and amending Mesa City Code Title 11, Zoning Ordinance, Chapter 87 (Definitions). **(Citywide)** Ordinance No. 5949

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption of the proposed amendments to the Zoning Ordinance (Chapter 30, 66, and 87 of Title 11) (6-0)

Items not on the Consent Agenda

- 10 Take action on the following retail tax incentive findings resolution and development agreement resolution, all relating to a proposed development known as “Medina Station”:**
- 10-a [25-0540](#)** A resolution making findings required by A.R.S. § 9-500.11 (Version 2) for the City to enter into Development Agreement meeting the definition of “a retail development tax incentive agreement” with SIMONCRE Buddy, LLC and Target Corporation for the development of certain improvements for the project known as “Medina Station” generally located at the southeast corner of East Southern Avenue and South Signal Butte Road. **(District 5) (5 votes required)** Resolution No. 12396
- 10-b [25-0541](#)** A resolution approving and authorizing the City Manager to enter into a Development Agreement with SIMONCRE Buddy, LLC and Target Corporation for the development of certain improvements for the project known as “Medina Station” generally located at the southeast corner of E. Southern Avenue and S. Signal Butte Road. The Development Agreement meets the definition of a “retail development tax incentive agreement” under A.R.S. §9-500.11 (Version 2). **(District 5) (5 votes required)** Resolution No. 12397
- 10 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**
- 11 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.