



COUNCIL MINUTES

March 17, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on March 17, 2025, at 6:16 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams
Jennifer Duff
Alicia Goforth
Francisco Heredia*
Julie Spilsbury

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Holly Moseley
Jim Smith

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

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Invocation by Pastor Brian Crane with Eternal Life Lutheran Church.

Pledge of Allegiance was led by Mayor Freeman.

There were no awards, recognitions, or announcements.

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 Spilsbury, seconded by Vice Mayor Somers, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury
NAYS – None

Carried unanimously.

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

Minutes from January 23, February 13, February 20, February 24, February 27, and March 3, 2025, Study Sessions; and March 3, 2025, Regular Council meeting.

3. Take action on the following liquor license applications:

*3-a. Liquor House

A convenience store is requesting a new Series 9 Liquor Store License for Liquor House LLC, 735 East McKellips Road - Jalal Ahmad Jabaieh, agent. This is an ownership transfer; therefore, the existing license held by Goliath Liquor LLC will revert to the State for modification. **(District 1)**

*3-b. The Drink All

A convenience store is requesting a new Series 9 Liquor Store License for Iron Apple Investment LLC, 235 North Country Club Drive - Jared Michael Repinski, agent. This is an ownership transfer; therefore, the existing license held by Jackson Bevco Inc. will revert to the State for modification. **(District 4)**

*3-c. Mae Khong Thai Tapas

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

*3-d. Chilaquiles Modern Kitchen

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for CMK Eastmesa LLC, 1804 South Signal Butte Road, Suite 101 - Jared Michael Repinski, agent. There is no existing license at this location. **(District 5)**

4. Take action on the following contracts:

*4-a. Gantzel Road High Pressure Gas Line Installation, Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. **(Citywide)**

This project will construct a 12-inch diameter high-pressure natural gas pipe within the Magma Gas System in Pinal County to support system redundancy requirements, aid in pressure support for high pressure customers, and support the continuing growth in the region. The approximate length of the project is four miles.

Staff recommend awarding a contract for this project to Achen-Gardner Construction, LLC in the amount of \$10,569,302 (GMP), and authorizing a change order allowance in the amount of \$1,056,930, (10%) for a total authorized amount of \$11,626,232. The project is funded by Utility Obligations.

*4-b. Fire Station 224 - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. **(District 6)**

This project is for the construction of Fire Station 224 to address emergency needs and appropriate response times in southeast Mesa. The station will contain three drive-thru apparatus bays, dorm rooms, office spaces, kitchen, dining room, dayroom, job/task conditioning areas, and associated operations-based functions.

Staff recommend awarding a contract for this project to CORE Construction, Inc. in the amount of \$11,741,699.25 (GMP), and authorizing a change order allowance in the amount of \$587,084.96 (5%), for a total authorized amount of \$12,328,784.21. This project is funded by 2022 Public Safety Bonds.

- *4-c Three-Year Term Contract with Two-Year Renewal Options for Heart Monitors, Automated External Defibrillators (AEDs), and Ventilators for the Mesa Fire and Medical Department (MFMD). **(Citywide)**

This contract is for the purchase, maintenance, and service of X Series Advanced 12 Lead Heart Monitors, AEDs, Ventilators, and Accessories. The heart monitors and AEDs are additional units, while the ventilators are a new brand due to the previous provider discontinuing their product line. MFMD uses standardized heart monitors across all apparatus for consistency in care and training. AEDs are installed in City buildings and paramount to the safety and survivability of the employees, residents, and visitors to the City in the event of a sudden cardiac arrest. The City is standardizing its ventilators and associated training to ensure that all end-users can operate the equipment for emergency operations.

The Mesa Fire and Medical Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder, Zoll Medical Corporation, at \$1,500,000 for Year 1 and \$700,000 annually for Years 2-5, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-d. Purchase of Three Self Contained Breathing Apparatus (SCBA) and Helmet Washing Machines for the Mesa Fire and Medical Department (MFMD) (Sole Source). **(Citywide)**

Decontamination of SCBA items and helmets are not currently covered under the existing personal protective equipment (PPE) cleaning and repair contract. This purchase will provide washing machines for the decontamination of the SCBA full face respirator, bottle, harness, and helmet, reducing the potential exposure to carcinogens for all who handle and/or wear this equipment.

MFMD and Procurement Services recommend awarding the contract to the sole source vendor, Rescue Intellitech at \$119,955, based on estimated requirements.

- *4-e. Dollar Limit Increase for the Purchase of Two CNG Powered Automated Side Loader Refuse Trucks (One Addition and One Replacement) and Two Front Loader Refuse Trucks (Additions) for the Solid Waste and Fleet Services Departments. **(Citywide)**

This purchase will provide two heavy-duty CNG Powered Automated Side Loader refuse trucks to collect materials in the City's barrel program and two Front Loader refuse trucks to collect materials for bin customers.

A supply shortage reduced vehicle production in the automotive industry, limiting the number of vehicles government agencies could order. The initial quote was based on a 2024 model, but since the vehicles are now available as 2025 models, the quote has been updated. Based on the revised quote, a dollar limit increase is needed.

The Solid Waste and Fleet Services Departments and Procurement Services recommend increasing the dollar limit with Rush Truck Centers of Arizona dba Rush Truck Center Phoenix by \$185,120.63 from \$1,932,684.54 to \$2,117,805.17. This purchase is funded by the Solid Waste Development Fee and Utility Replacement Renewal and Extension Fund.

- *4-f. Use of a Cooperative Contract for the Purchase of One Roll-Off Refuse Truck (Replacement) for Fleet Services and Solid Waste Departments. **(Citywide)**

The Solid Waste Department is requesting one Roll-Off refuse truck to replace one that has met the end of its useful life. This refuse truck is designed for picking up refuse roll-off containers of various sizes and safely securing them for transport between the customer and the landfill.

The Fleet Services and Solid Waste Departments and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Freightliner of Arizona, LLC at \$422,000 based on estimated requirements.

- *4-g. Use of a Cooperative Contract for the Purchase of Two Utility Service Body Crew Trucks (Replacements) for the Fleet Services and Water Resources Departments. **(Citywide)**

The Water Resources Department is requesting two water utility crew trucks to replace two that have met the end of their useful life. These crew trucks are used by Water Utility Services to transport tools, equipment, backhoes, excavators, and heavy equipment trailers to complete water line repairs throughout the City.

The Fleet Services and Water Resources Departments and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Freightliner of Arizona, LLC at \$622,000 based on estimated requirements.

- *4-h. One-Year Term Use of a Cooperative Contract with Four-Year Renewal Options for Playgrounds, Splash Pads, Outdoor Fitness, and Related Equipment for the Parks, Recreation, and Community Facilities Department. **(Citywide)**

These contracts offer discounted pricing on various park and playground manufacturers used by the City, including Landscape Structures, Playworld, Flexground, Most Dependable Drinking Fountains, and several others. The Mohave cooperative contract provides discounts on additional manufacturers not covered under the City's contract, offering extra resources when needed. The City also maintains a separate contract for playground and park equipment.

The Parks, Recreation, and Community Facilities Department and Procurement Services recommend authorizing the purchase using the Mohave cooperative contract with Exerplay, Inc.; Arizona Recreation Design; Dave Bang (a Mesa business); and Play is Safe Playgrounds and Park Equipment (a Mesa business) at \$1,500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-i. Purchase of Bore Shields and Wraps for the Energy Resources Department (Sole Source). **(Citywide)**

Stop it BoreShield ARO II and VIS-COTAQ ViscoWrap are needed to complete the Gantzel Road High-Pressure Gas Line Project. Indumar BoreShield is a coating applied

to exposed pipe joints to protect the pipe from moisture and corrosion. ViscoWrap is an overcoat wrap applied when performing directional boring to protect the BoreShield coating from mechanical damage.

The Energy Resources Department and Procurement Services recommend awarding the contract to the sole source vendor, B&W Distributors (a Mesa business) at \$268,000, based on estimated requirements.

5. Take action on the following resolutions:

- *5-a. Approving and authorizing the City Manager to execute a project agreement with the Maricopa Association of Governments for the Power Road East Maricopa Floodway to Santan Freeway/Loop 202 Arterial Improvement Project and related reimbursement for 70% of the project total design cost of \$2,295,995.10 or up to \$1,607,196.57. **(District 6)** – Resolution No. 12334
- *5-b. See: **Items not on the Consent Agenda**
- *5-c. See: **Items not on the Consent Agenda**
- *5-d. Modifying fees and charges for the Parks, Recreation and Community Facilities Department. **(Citywide)** – Resolution No. 12337
- *5-e. Extinguishing a 1-foot vehicular non-access easement located on Lots 1 through 9, The Final Plat of Parcel W, located at 10059 through 10129 East Texas Avenue, for the extension of rear property lines; requested by the property owners. **(District 6)** – Resolution No. 12338

6. Introduction of the following ordinances and setting April 7, 2025, as the date of the public hearing on these ordinances:

- *6-a. 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.

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

- *7-a. ANX25-00089 - Annexation of 3.3± acres of County right-of-way along South 222nd Street from East Pecos Road extending north approximately 2,200 feet into the city, which transfers this right-of-way to the City. **(District 6)** – Ordinance No. 5934

Items not on the Consent Agenda

- 5-b. Authorizing the issuance and sale of General Obligation Bonds, Series 2025, not to exceed \$168,325,000. **(Citywide)** – Resolution No. 12335

*5-c. Authorizing the sale, execution, and delivery of Utility Systems Revenue Obligations, Series 2025, not to exceed \$310,000,000. **(Citywide)** – Resolution No. 12336

David Winstanley, a Mesa resident, expressed his concerns regarding Agenda Items 5-b and 5-c and requested clarification on the disbursement of the proceeds received from the sale of the bonds.

City Manager Christopher Brady provided a brief overview of the process for General Obligation Bonds and Utility Systems Revenue Obligations. He referenced the presentation material and video recording of the Study Session meeting on March 13, 2025, that is available online to help answer further questions.

Mayor Freeman stated that pending no objection from the Council, Agenda Items 5-b and 5-c will be voted on in one motion.

It was moved by Councilmember Spilsbury, seconded by Councilmember Duff, that Resolution Nos. 12335 and 12336 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury
NAYS – None

Carried unanimously.

8. Items from citizens present.

Michael Stephen, a Mesa resident, spoke in opposition to the proposed residential care facility located at 2338 Minton Street, Permit No. PMT 24-21631, which was approved without a special-use permit.

The following citizens submitted a comment card in opposition to the proposed residential care facility located on Minton Street, Permit No. PMT 24-21631, which was approved without a special-use permit:

- Amy Johnson, a Mesa resident
- Kristine Kempton, a Mesa resident
- Kim Arnett, a Mesa resident

The following citizens spoke in opposition to the diversity, equity and inclusion (DEI) policy:

- Alex Vranicic, a Mesa resident
- Antonnette Andruzzi, a Mesa resident

The following citizens spoke in support of the diversity, equity and inclusion (DEI) policy:

- Monica Phillips, a Mesa resident
- Paul Burton, a Mesa resident

Linda Spy, a Mesa resident, spoke in opposition to the proposed Zoning Case No. ZON24-00638 “Lofts at 121.”

The following citizens submitted a comment card in opposition to the proposed Zoning Case No. ZON24-00638 “Lofts at 121.”

- Isabelle Main, a Mesa resident
- Jennifer Sandstrom, a Mesa resident
- Brian Sandstrom, a Mesa resident
- Lisa Scotford, a Mesa resident
- Gayle Workman, a Mesa resident
- Michael Hockenberger, a Mesa resident
- Mike Ziegler, a Mesa resident
- Dwayne Stearman, a Mesa resident
- Rigoberto Polanco, a Mesa resident
- Lesley Scotford, a Mesa resident
- Lori Weaver, a Mesa resident
- Bruce L. Rowland, a Mesa resident
- Bridget L. Rowland, a Mesa resident
- Tiana Amador, a Mesa resident
- Andra Amador, a Mesa resident
- Pepe S. Amador, a Mesa resident
- Maribel Villegas, a Mesa resident
- Penelope Sandstrom, a Mesa resident
- Nitcha Marceneo, a Mesa resident

Frankie Bower, a Mesa resident, addressed the Council regarding the Cul-de-sac development being considered in Mesa and requested a modification that the units be affordable and owner-occupied, not rentals.

Jonathan ‘Sasha’ Spidle, a Mesa resident, communicated ideas to improve transportation on roadways by utilizing a traffic signal that he designed.

Mayor Freeman thanked the residents for their comments.

9. Adjournment.

Without objection, the Regular Council Meeting adjourned at 7:05 p.m.

MARK FREEMAN, MAYOR

ATTEST:

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 17th day of March 2025. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

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