

Monday, May 12, 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 Pastor Sandy Johnson with Red Mountain United Methodist Church.****Pledge of Allegiance****Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda*****2 [25-0008](#)** Approval of minutes of previous meetings as written.**3 Take action on the following liquor license applications:*****3-a [25-0369](#)** The Shroom Room Café

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for EJNM Management LLC, 2860 East Mckellips Road Suite 4-5 - Lauren Kay Merrett, agent. There is no existing license at this location. **(District 1)**

4 Take action on the following contracts:***4-a [25-0386](#)** Commercial Water Meter Vault Rehabilitations Phase 15, Design-Bid-Build Contract **(Districts 1 and 5)**

This improvement project is to replace ten aging commercial water meter assemblies (WMA) at five City sites. The existing WMAs, located in underground vaults, will be removed or abandoned and reconstructed above ground. New backflow devices will also be installed with the WMA.

Staff recommend awarding a contract to Loenbro dba Revolution Industrial, in the amount of \$1,359,168.52, and authorize a change order allowance in the amount of \$135,916.85 (10%) for a total authorized amount of \$1,495,085.37. This project is funded by the Water Utility Revenue Pledge.

***4-b** [25-0357](#) Val Vista Drive Improvements and Val Vista Sewer Rehabilitation Projects, Design-Bid-Build Contract **(District 2)**

The Val Vista Drive Improvements project will improve safety, increase capacity, and reduce congestion that occurs at the Val Vista and Southern Avenue intersection by adding through lanes and dual left turn lanes, new raised medians, reconstruction of a portion of existing roadway, and other improvements to include new curb and gutter, sidewalk, ADA facilities, bike lanes, signing, traffic signal equipment, street lighting, landscaping, pavement markings, and transit facilities. The project will construct the full build out of Val Vista Drive from US 60 to Pueblo Avenue.

The Val Vista Sewer Rehabilitation project consists of City utility improvements of the existing sewer line and manholes (from Baseline Road to Broadway Road), building a new storm drain, and adding new gas lines and regulator stations.

Staff recommend awarding a contract for these projects to Granite Construction Company in the amount of \$16,481,880 and authorize a change order allowance in the amount of \$1,648,188 (10%) for a total authorized amount of \$18,130,068. These projects are funded by 2020 Street Bonds, MAG Regional Arterial Road Funds, and Utility Systems Revenue Obligations (Gas, Water, Wastewater).

***4-c** [25-0399](#) Five-Year Term Contract with Five-Year Renewal Options for Photo Safety Enforcement Program for the Police Department (Sole Source) **(Citywide)**

Photo enforcement is used to improve road safety by automatically detecting traffic violations. The primary objectives are to enhance traffic safety, deter speeding and red light running, enforce traffic laws more efficiently and support law enforcement by supplementing enforcement and freeing up officers to focus on other crime. The revenue generated covers the program costs of PD and the Court and the rest gets reinvested into safety projects across the city. The types of projects completed over the past five years include pedestrian safety upgrades, bicycle safety upgrades, mid-block crossing enhancements, traffic signal upgrades, school zone safety projects and traffic calming projects. The new contract will allow existing outdated technology to be updated to more dependable equipment.

The Mesa Police Department and Procurement Services recommend awarding the contract to the sole source vendor, American Traffic Solutions, Inc. dba Verra Mobility (a Mesa business) at \$1,800,000, annually with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-d** **25-0393** Three-Year Term Contract with Two-Year Renewal Options for Light-Duty Vehicle Maintenance and Repair Services for the Fleet Services Department **(Citywide)**

This contract provides maintenance and repair services for the City's fleet, including sedans, light-duty trucks, SUVs, and vans. Fleet Services may use outside vendors to support City staff in performing routine preventive maintenance and related repairs as needed, which enhances vehicle availability, maintains vehicle safety, and supports maintaining preventive maintenance standards.

A committee representing the Fleet Services Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from All Fleet Services, LLC, B & T Vivian Investment Co, LLC (a Mesa business), Sun Auto Tires & Service (a Mesa business), and The Rustic Wrench at \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-e** **25-0394** One-Year Term Contract for Insulated Pool Covers and Storage Reels (Replacement/Addition) for the Parks, Recreation, and Community Facilities Department **(Citywide)**

This contract will provide thermal pool covers and storage reels which will be used to reduce aquatic center heating costs during winter months. The use of thermal covers has been proven to reduce utility heating costs by 50%. The City currently has thermal covers at Kino and Skyline Aquatic Centers, which have reached their lifespan and need to be replaced. Additional covers and storage reels will be purchased for the remaining facilities currently without covers: Brimhall, Carson, Mesa, and Rhodes Aquatic Centers.

The Parks, Recreation and Community Facilities Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidder, Heritage Pool Group dba Recreonics at \$301,500, based on estimated requirements.

***4-f** **25-0395** Use of a Cooperative Contract for the Purchase of One Street Sweeper (Replacement) for the Fleet Services and Transportation Departments **(Citywide)**

This purchase will replace a unit that has met the established replacement criteria and will be either traded, auctioned, sold, or deployed for special uses. This sweeper will help the Transportation Department with maintaining their goal of completing the residential sweeping cycle within a 4-week time frame.

The Fleet Services and Transportation Departments and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Freightliner of Arizona, LLC at \$458,000, based on estimated requirements. This purchase is funded by MAG/ADOT CMAQ (Congestion and Mitigation Air Quality) Grant and Local Street Sales Tax Funding.

***4-g** **25-0396** Purchase of Wastewater Diffuser System Repairs at the Greenfield Water Reclamation Plant for the Water Resources Department (Sole Source) **(Citywide)**

This repair is needed because the Fine Bubble Air Header Diffuser System in Aeration Basin #3 has cracked piping throughout, causing the system to experience failures. Fine bubble diffusers are critical components in the aeration basin of a water reclamation plant, facilitating efficient oxygen transfer into wastewater. This process fosters the growth of beneficial microorganisms that break down organic matter, ammonia, and other contaminants in the water.

The Water Resources Department and Procurement Services recommend awarding the contract to the sole source vendor, Environmental Dynamics International (EDI) at \$180,000.

- *4-h** [25-0397](#) Use of a 17-Month Term Cooperative Contract with Renewal Options for Replacement Batteries, Repair, and Maintenance for DC Power Systems for the Department of Innovation and Technology **(Citywide)**

This contract will provide battery replacement, repair, and maintenance for the DC Power Systems for 15 public safety radio tower sites. The lifecycle for these batteries is approximately 8-10 years. Five of the sites have batteries that are at least 10 years old, and six sites have batteries that are between 8-10 years old.

The Department of Innovation and Technology and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with American Power Systems (APS) at \$200,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-i** [25-0398](#) Two-Year Term Contract for Itron 400A Gas Meters for the Materials and Supply Warehouse and Energy Resources Department (Addition) (Single Response) **(Citywide)**

Series 400A Gas Meters are used for residential and light commercial gas accounts. These meters will be used for replacements, to complete the Smart Metering Program, new home meter sets, and future growth.

The Business Services and Energy Resources Departments and Procurement Services recommend awarding the contract to the single and responsive bidder, Meter Value & Control at \$1,321,850.02 for Year 1 and \$1,097,807.63 for Year 2, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

5 Take action on the following resolutions:

- *5-a** [24-1289](#) Approving and authorizing the City Manager to submit the U.S. Department of Housing and Urban Development 2025-2029 5-Year Consolidated Plan and the City of Mesa Annual Action Plan for Fiscal Year 2025/2026. Approving and authorizing the submittal of applications to receive entitlement funds for Fiscal Year 2025/2026 under the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) program, Emergency Solutions Grant (ESG) program, HOME Investment Partnership Program (HOME), and Human Services to fund activities approved by the City Council; and authorizing the City Manager to expend, disburse and enter into agreements for disbursement of Fiscal Year 2025/2026 CDBG, ESG, HOME, and Human Services funds, received by the City. Resolution No. 12354

- *5-b [25-0367](#) Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with the Town of Gilbert for the Housing Choice Voucher Veteran Affairs Supportive Housing (VASH) Program to allow Mesa VASH Program participants to lease housing in the Town of Gilbert. Resolution No. 12355
- *5-c [25-0409](#) Approving and authorizing the City Manager to enter into a first amendment to the Amended and Restated Intergovernmental Agreement Between the City of Mesa, Arizona, and the Arizona Board of Regents dated July 9, 2024, related to the potential development, operation, and maintenance of post-secondary education facilities in downtown Mesa. The purpose of the amendment extends the development determination period for 135 N. Center Street by one year to June 1, 2026. **(District 4)** Resolution No. 12356

6 Introduction of the following ordinance and setting June 2, 2025 as the date of the public hearing on this ordinance:

- *6-a [25-0390](#) ZON24-00708 "Park North Multi-Family" 5± acres located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road. Rezone from Limited Commercial with Planned Area Development Overlay (LC-PAD) to Limited Commercial with a new Planned Area Development Overlay (LC-PAD), Council Use Permit, and Site Plan Review for the development of a 120-unit multiple residence development. P & G Land Development LLC, owner; Chris Webb, Rose Law Group, applicant. **(District 6)** Ordinance No. 5940

Staff Recommendation: Approval with conditions

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

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

- *7-a [25-0329](#) Amending Sections 10-4-4 and 10-4-5 of the Mesa City Code to modify the limits of the existing posted speed limit of 40 mph on Val Vista Drive between Pomegranate Street and Quenton Drive and establish a speed limit of 35 mph on Val Vista Drive between Quenton Drive and the north City limits, as recommended by the Transportation Advisory Board. **(District 1)** Ordinance No. 5939

8 Take action on the following subdivision plats:

- *8-a [25-0391](#) SUB25-00076 "Encanto" 11.25± acres located approximately 1,550 feet east of the southeast corner of North Lindsay Road and East Encanto Street. Final Plat. Central Christian Church of Mesa, owner; Charles Witt, applicant. **(District 1)**

- *8-b** **[25-0392](#)** SUB24-00540 “Cannon Beach Amended” 28± acres located at the southeast corner of East Warner Road and South Power Road. Final Plat. Action Zone Business 40, LLC, Action Zone Business 17, LLC, and AZB Power Pads, LLC, developer; Tom Snyder, surveyor. **(District 6)**

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.