

Monday, September 22, 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 Jared Moore with One Life Church.

Pledge of Allegiance**Awards, Recognitions and Announcements****1 Take action on all consent agenda items.****Items on the Consent Agenda**

***2 [25-0017](#) Approval of minutes of previous meetings as written.**

3 Take action on the following liquor license applications:

***3-a [25-0807](#) Gin's Smoke Shop**

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

***3-b [25-0809](#) Alessia's Italian Food-Alessia's Ristorante Italiano**

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Alessia's Ristorante Italiano LLC, 5251 East Brown Road Suite 105 -109 - Jeffrey Miller, agent. The existing Series 7 Beer and Wine bar license held by Alessia's Ristorante Italiano LLC will remain active at the location and stack with the Series 12 Restaurant License. **(District 5)**

***3-c [25-0806](#) Circle K Store # 9577**

A convenience store is requesting a new Series 9 Liquor Store License for Circle K Stores Inc., 10744 East Elliot Road - Maria Danielle Burgess, agent. The existing Series 10 Beer & Wine Store License held by Circle K Stores Inc will revert to the State. **(District 6)**

***3-d [25-0808](#) 7-Eleven # 43049**

A convenience store is requesting a new Series 10 Beer & Wine Store License for Kyra 1 Inc., 7226 South Ellsworth Road - Kevinder Singh Nijjar, agent. The existing license held by Western Refining Retail LLC will revert back to the State. **(District 6)**

4 Take action on the following contracts:

- *4-a** [25-0803](#) Three-Year Term Contract with Two-Year Renewal Options for Fabrication and Installation of Parks and Facility Signs for the Parks, Recreation, and Community Facilities Department **(Citywide)**

This purchase will provide a contractor to design, provide plans, fabricate, and install new or repair existing park identification (ID), rule, and building ID signs, and other signage in various parks and facilities throughout the City.

A committee representing the Arts and Culture, Library Services, and Parks, Recreation, and Community Facilities Departments and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Sierra Signs & Service, Inc. (a Mesa business) at \$541,500 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

- *4-b** [25-0804](#) 11-Month Use of a Cooperative Term Contract with Renewal Options for a Distributed Antenna System (New) for the Mesa Gateway Airport as requested by the Department of Innovation and Technology Department **(Citywide)**

Mesa Gateway Airport has experienced persistent radio City communication challenges in several areas for first responders using portable radios. To address these critical gaps, an Emergency Responder Communication Enhancement System (ERCES) will need to be installed. The system will ensure reliable communication across the airport, eliminating dead spots. These issues were identified based on a coverage study test.

The Department of Innovation and Technology and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with DiscountCell, Inc. at \$250,000 (Year 1) and \$30,000 annually for subsequent years for ongoing annual maintenance and repair costs.

***4-c [25-0805](#) Five-Year Term Contract for Industrial Plumbing Supplies for the Water Resources and Parks, Recreation, and Community Facilities Departments (Citywide)**

This contract will provide pipe, fittings, valves, backflow devices, and other related products and equipment. These items will be utilized at Water and Wastewater treatment facilities and by the Parks, Recreation and Community Facilities Department for the installation, repair, and replacement of their infrastructure.

Mesa partnered with the AXIA Cooperative to lead the solicitation that created this contract. It will be available to over 30,000 public agencies nationally, including state and local governmental entities, public and private primary, secondary, and higher education entities, non-profit entities, and other agencies through AXIA's cooperative purchasing program. As part of the agreement, the City will receive 0.125% of the total 2% administrative fee collected from sales.

A committee representing the Water Resources Department and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from Best Plumbing Specialties, Inc., Core & Main LP, Sid Tool Co. Inc. dba MSC Industrial Supply Co. and Six Points Hardware at \$1,400,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

5 Take action on the following resolutions:

***5-a [25-0775](#) Approving and authorizing the City Manager to enter into contracts for the purchase of firm natural gas supplies for the City of Mesa natural gas distribution system, for a period of up to five years and in the amounts up to the full requirements of the system, as well as an agreement for asset management. (Citywide)**

***5-b [25-0777](#) Approving and authorizing the City Manager to accept Proposition 202 funds from the Gila River Indian Community in the amount of \$569,675 and administer awarded funds. (Citywide)**

***5-c [25-0793](#) Authorizing the City Manager to enter into the Fourth Amendment of an Intergovernmental Agreement between City of Mesa and Arizona Board of Regents for and on behalf of Arizona State University for Crime Analysis assistance. (Citywide)**

***5-d [25-0796](#) Reviewing a request from the neighborhood for City of Mesa approval for the formation of the Mesa Vista Estates Irrigation Water Delivery District (IWDD) generally bounded by East Jensen Street on the north, East Mesa Vista Lane on the south, North Mesa Drive on the west, and North Dresden on the east. (District 1)**

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

- *6-a** [25-0740](#) ZON22-00890 "Gateway Park" 33.3± acres located at the northwest and southwest corners of East Ray Road and South Hawes Road. Rezone 15.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC), rezone 17.7± acres from LC-PAD to Light Industrial with a PAD overlay (LI-PAD) and Site Plan Review for an approximately 235,600± square foot industrial development and future commercial development. Mesa Airport Growth Properties, LLC, owner; Wendy Riddell, Berry Riddell, LLC, applicant. **(District 6)**

Staff Recommendation: Approval with conditions

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

- *6-b** [25-0810](#) Amending Sections 10-4-4 and 10-4-5 of the Mesa City Code to reduce the speed limit from 40 mph to 35 mph on Extension Road between Baseline Road and Southern Avenue, as recommended by the Transportation Advisory Board. **(Districts 3 and 4)**

7 Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution, relating to the development Park North Multi-Family:

- *7-a** [25-0690](#) 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-b** [25-0688](#) A resolution approving and authorizing the City Manager to enter into a Development Agreement (DA No. 24-00052) relating to a multiple residence development on 5 +/- acres of property located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road, requiring landscaping and construction of a pathway on parcels adjacent to the property, and notice to tenants of the possibility of noise and light intrusion from a nearby park. **(District 6)**

8 Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution, relating to the development 4062 E Main:

- *8-a** [25-0741](#) ZON25-00025 "4062 E Main" 7± acres located approximately 1,600± feet west of the northwest corner of East Main Street and North Greenfield Road. Rezone 3.3± acres from Multiple Residence-4 (RM-4) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and rezone 3.7± acres from RM-4-PAD to RM-4 with a new PAD overlay (RM-4-PAD) and Site Plan Review for a 137-unit attached single-residence development. Dolly Varden LLC, owner; Tim Boyle, Atmosphere Architects, applicant. **(District 2)** Ordinance No. 5964

Staff Recommendation: Approval with conditions

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

- *8-b** [25-0743](#) ZON25-00366 "4062 E Main" 3.7± acres located approximately 1,600± feet west of the northwest corner of East Main Street and North Greenfield Road. Minor General Plan Amendment to change the Placetype from Urban Center with an Evolve Growth Strategy to Urban Residential with an Evolve Growth Strategy. Dolly Varden LLC, owner; Tim Boyle, Atmosphere Architects, applicant. **(District 2)**

Staff Recommendation: Adoption

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

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

- *9-a** [25-0736](#) Proposed amendments to Chapters 14 and 86 of Title 11 of the Mesa City Code. The amendments include but are not limited to: repealing in its entirety Chapter 14 - Employment Opportunity District and adopting a new "Chapter 14 - Employment Opportunity District" and modifying Section 11-86-1: Purpose and Applicability pertaining to the purpose and applicability of use types. **(Citywide)** Ordinance No. 5962

Staff Recommendation: Adoption

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

- *9-b** [25-0738](#) Proposed amendments to Chapter 36 of Title 11 of the Mesa City Code pertaining to legal nonconforming uses, lots/parcels, structures, and sites, and legal procedurally conforming uses and structures. The amendments repeal in its entirety Chapter 36 - Nonconforming Uses, Structures, and Lots and adopt a new "Chapter 36 - Nonconforming and Procedurally Conforming." **(Citywide)** Ordinance No. 5963

P&Z Board Recommendation: Adoption (Vote: 7-0)

Staff Recommendation: Adoption

- *9-c** [25-0742](#) ZON25-00304 "Price Manor II" 6.5± acres located approximately 1,620± feet north of the northeast corner of East McKellips Road and North Center Street. Rezone from Single Residence-9 with a Planned Area Development overlay (RS-9-PAD) to Small Lot Single Residence 4.5 with a PAD overlay (RSL-4.5-PAD) for a 41-lot single residence development. Thomas Ahdoot, owner; Sean Lake, Pew & Lake PLC, applicant.
(District 1) Ordinance No. 5965

Staff Recommendation: Approval with conditions

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

Items not on the Consent Agenda

- 10 Adopting the following Notice of Intention and setting December 1, 2025 as the date for the public hearing:**
- 10-a** [25-0816](#) Presentation and discussion on proposed utility rate adjustments.
- 10-b** **25-0814** Adoption of Notice of Intention to adjust utility rates.
- 11 Adopting the following Notice of Intention and setting December 1, 2025 as the date for the public hearing:**
- 11-a** [25-0817](#) Presentation and discussion on proposed water and wastewater capacity fee.
- 11-b** **25-0815** Adoption of Notice of Intention to establish water and wastewater capacity fee.
- 12 Items from citizens present. (Maximum of three speakers for three minutes per speaker.)**
- 13 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.