

Monday, June 16, 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 Jose Luis Amaya with Iglesia de Cristo Elim Betel Church.

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

***2** **25-0011** Approval of minutes of previous meetings as written.

3 Take action on the following liquor license applications:

***3-a** **25-0533** Mariscos Mi Lindo Guaymas Mesa

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mariscos Mi Lindo Guaymas at 35th Ave LLC, 1036 West Southern Avenue Suite 104 - Kareem Saed Hamid Velazquez, agent. There is no existing license at this location. **(District 3)**

***3-b** **25-0534** Slick City Action Park

A family entertainment center is requesting a new Series 12 Restaurant License for Gravity Solutions Riverview LLC, 1812 West Rio Salado Parkway - Wade Alan Stooks, agent. There is no existing license at this location. **(District 3)**

***3-c** **25-0531** Pour Wine and Taproom

A taproom is requesting a new Series 7 Beer & Wine Bar License for Pour Wine and Taproom LLC, 2905 South Ellsworth Road Suite 103 - Kreg David Marshall Bahm, agent. The existing Series 7 Beer and Wine Bar License will remain active at the location, and the new license will be held in non-use status until it has either been sold or transferred. **(District 6)**

4 Take action on the following contracts:***4-a [25-0496](#) Ray Road Improvements - Ellsworth Road to Hawes Road**

This project will widen Ray Road from Ellsworth Road to Hawes Road to a full six-lane arterial road. Improvements include curb, gutter, sidewalks, raised median, traffic signals, streetlights, drainage facilities and landscaping and other associated improvements. This project will also serve industrial properties along Serenity Avenue with a traffic signal at Ray Road on a new a connector road.

Staff recommend awarding a contract to the lowest responsible bidder, Sunland Asphalt and Construction, LLC, in the amount of \$10,695,592, and authorize a change order allowance in the amount of \$1,069,559.20 (10%), for a total authorized amount of \$11,765,151.20. This project is funded by 2020 Street Bonds.

***4-b [25-0537](#) Fire Station 205 Rebuild - Construction Manager At Risk (CMAR),
Guaranteed Maximum Price (GMP) No. 1 of 2 (**District 2**)**

GMP No. 1 will include temporary station site improvements, demolition of the existing fire station building, and securing the long lead electrical equipment to meet the overall timing of construction for the project. GMP No. 2 will be presented to Council at a future date for the remaining scope of work necessary to complete the project.

Staff recommend awarding a contract to FCI Constructors, Inc. in the amount of \$529,167.14 (GMP), and authorizing a change order allowance in the amount of \$26,458.36 (5%), for a total authorized amount of \$555,625.50. This project is funded by 2022 Public Safety Bonds.

4-c [25-0516](#) Use of a Cooperative Contract for the Purchase of One Tractor Truck and Mobile Command Trailer (Replacements) for the Fleet Services and Police Departments **(Citywide)*

This contract will be used for the purchase of a Freightliner Cascadia Truck and a Farber Mobile Command Trailer to replace units that have met the established replacement criteria and will be either traded, auctioned, sold, or deployed to special uses. A Mobile Command Trailer is a specialized, self-contained unit designed to serve as a mobile command and control center during emergencies or major operations. This trailer is towed into position and deployed on-site, acting as a hub for coordination, communication, and strategic decision-making. The Cascadia Truck will be used to tow the Mobile Command Trailer.

The Fleet Services and Police Departments and Procurement Services recommend authorizing the purchase of one Tractor Truck using the State of Arizona cooperative contract with Freightliner of Arizona, LLC at \$181,800 and one Mobile Command Trailer using the Omnia Partners cooperative contract with Farber Specialty Vehicles at \$1,565,300, for a total of \$1,747,100.

4-d [25-0519](#) 42-Month Term Use of a Cooperative Contract with Renewals for Aftermarket Light-Duty Automotive Parts for the Fleet Services Department **(Citywide)*

The Fleet Services Department maintains a fleet of over 1,300 automobiles and light-duty trucks. The City has a diverse fleet of passenger cars/SUVs, patrol vehicles, pickups, and utility vans plus an assortment of small engine equipment. This contract will be used to purchase aftermarket parts to maintain these vehicles.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the Sourcewell cooperative contract with Genuine Auto Parts dba NAPA Autoparts at \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-e [25-0522](#) One-Year Term Use of a Cooperative Contract with Renewal Options for OEM Auto and Light Duty Truck Parts for the Fleet Services Department (Citywide)**

This contract facilitates the procurement of Original Equipment Manufacturer (OEM) auto and light-duty truck parts to support Mesa's fleet of sedans, light-duty trucks, and vans not covered under existing OEM contracts. These parts will be used by the Fleet Services staff, who maintain a diverse fleet that includes passenger cars, SUVs, patrol vehicles, pickups, utility vans, and various small-engine equipment from multiple manufacturers. This contract will support approximately 650 vehicles within the City's fleet.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the Maricopa County cooperative contract with Autonation Chrysler Jeep Dodge dba Autonation SSC, Courtesy Auto of Mesa, LLC (a Mesa business), Parts Authority, LLC, Parts Mart, Inc., Rodeo QCC, Inc. dba Rodeo Chrysler Dodge Jeep Ram, Courtesy Chevrolet, and Tex Chevrolet, Inc. dba Earnhardt Chevrolet at \$900,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-f [25-0517](#) 16-Month Term Use of a Cooperative Contract with Renewal Options for Heavy Equipment, Parts, Accessories, Supplies and Related Services for the Facilities Management Department (Citywide)**

The Facilities Management Department oversees the maintenance of 23 chillers across multiple city sites. In the event of a chiller replacement, lead times typically range from 6 to 12 months. This contract will establish multiple vendors to provide rental services for a variety of heavy and light equipment on an as-needed basis. Available rental items include chillers, cooling towers, temporary HVAC equipment, and miscellaneous tools.

The Facilities Management Department and Procurement Services recommend authorizing the purchase using the Omnia Partners cooperative contract with Caterpillar, Inc. at \$250,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-g [25-0518](#) 17-Month Term Use of a Cooperative Contract with Renewal Options for Beck Rotary Actuators (Upgrade) for the Water Resources Department (Citywide)**

This contract will be used to replace outdated actuators at the Brown Road Water Treatment Plant, as they have reached the end of their operational lifespan. The current pneumatic actuators are increasingly unreliable, exhibiting multiple performance issues and lacking a mechanical backup. Upgrading to Beck actuators will enhance operations reliability and ensure precise flow control. The Beck rotary actuators regulate the effluent flow from the water filters, enabling operators to consistently produce high-quality, compliant drinking water while efficiently meeting water system demands.

The Water Resources Department and Procurement Services recommend authorizing the purchase using The Interlocal Purchasing System (TIPS) cooperative contract with Harold Beck & Sons at \$200,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-h [25-0527](#) Three-Year Term Contract with Two-Year Renewal Options for Electric Utility Construction, Maintenance, and Emergency Response Services for the Energy Resources Department (Citywide)**

This contract will secure hourly rates for electric line crew services from qualified contractors to support the City's Electric Utility. The City has multiple active and pending service projects that require dedicated electric utility crews to support ongoing development in downtown Mesa, including areas such as Site 17, Eco East, Legacy Square, 233 E Main St, and the EDGE on Main. In addition to supporting these efforts, Electric Utility must also maintain adequate crew availability for routine outages and emergency response, particularly during the monsoon season, when storm related damage is more likely to impact system reliability.

A committee representing the Engineering and Energy Resources Departments and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from National Powerline, LLC, Wilson Construction, Co., MYR Group, Inc. dba Sturgeon Electric, Co., and Summit Line Construction at \$1,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

***4-i** **25-0525** Three-Year Term Contract with Two-Year Renewal Options for Pavement Preservation Services for the Transportation Department **(Citywide)**

This contract provides contracted services in applying pavement preservation materials throughout the City's roadways as part of the Transportation Pavement Preservation Program. The bid solicited responses for materials, application, traffic control, and mobilization, organized into three groups and their respective sections, which includes supporting treatments such as slurry seals, fog seals, sealcoats, and crack seals to extend the lifespan of the City's roadway infrastructure.

The Transportation Department and Procurement Services recommend Primary and Secondary awards to the lowest, responsive, and responsible bidders, Talis Construction Corporation (a Mesa business), VSS International, Inc., S&S Paving and Construction, Cactus Transport II, LLC dba Cactus Transport, Sunland Asphalt & Construction, LLC, American Road Maintenance, Copper State Pavement, Inc., and Holbrook Asphalt, LLC dba Holbrook Asphalt Co. at \$11,507,000 annually, with an annual increase allowance of up to 5% or based on the market indexes identified in the contract. This contract is funded through the Highway User Revenue Fund (HURF) and Local Streets Sales Tax.

***4-j** **25-0526** Three-Year Term Contract with Two-Year Renewal Options for Pavement Preservation Materials for the Transportation Department **(Citywide)**

This contract provides Transportation's in-house crews with pavement preservation materials for supporting treatments such as slurry seals, fog seals, sealcoats, and crack seals. This work is part of the Transportation Pavement Preservation Program to extend the lifespan of the City's roadway infrastructure.

The Transportation Department and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Main Street Materials and Musgrove Enterprises, LLC dba Sealmaster-Arizona at \$2,739,000 annually, with an annual increase allowance of up to 5% or based on the market indexes identified in the contract. This contract is funded through the Highway User Revenue Fund (HURF) and Local Streets Sales Tax.

- *4-k** **25-0528** Five-Year Term Contract for Office Supplies and Related Products
Departments and Strategic Alliance for Volume Expenditures (S.A.V.E.)
Cooperative Members **(Citywide)**

This contract provides the purchase of various office supplies and products, including paper, toner and ink cartridges, batteries, safety supplies, promotional items, breakroom essentials, office equipment, and furniture. Individual users and departments can conveniently place orders online through the vendor's website, ensuring next-day desktop delivery on an as-needed basis.

Mesa served as the lead agency for this contract, which is also available to over 100 member agencies of the S.A.V.E. Cooperative. Based on prior terms, the estimated total spend is \$8.7 million. To secure the best pricing, staff issued a Request for Proposals and received two qualified responses. Vendors were invited to participate in a reverse auction, which resulted in a 51% reduction in the market basket bid amount.

A committee representing the Business Services, City Manager's Office, and Police Departments and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposal from Wist Supply & Equipment Co. dba Wist Business Supplies & Equipment at \$2,000,000 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** **25-0359** Modifying fees and charges for the Solid Waste and Environmental and Sustainability Departments. **(Citywide)**
- *5-b** **25-0360** Modifying and adding new fees and charges for the Arts and Culture Department. **(Citywide)**
- *5-c** **25-0361** Modifying and adding new fees and charges for the Development Services Department. **(Citywide)**
- *5-d** **25-0362** Modifying and adding new fees and charges for Falcon Field Airport. **(Citywide)**
- *5-e** **25-0363** Adding new fees and charges for the Municipal Court. **(Citywide)**
- *5-f** **25-0364** Modifying fees and charges for the Economic Development Department. **(Citywide)**

- *5-g 25-0461** Approving and authorizing the City Manager to enter into an Addendum to the Amended and Restated Community Maintenance Agreement between the City of Mesa and the Eastmark Community Alliance, Inc. for Phase 3 and 4 of the Great Park. **(District 6)**
- *5-h [25-0529](#)** Approving and authorizing the City Manager to enter into an Intergovernmental Agreement (IGA) with the City of Scottsdale to provide mutual back-up ambulance services. This IGA will allow City of Mesa Fire and Medical Department and City of Scottsdale to provide back-up ambulance services for each other across their Certificate of Necessity boundaries-upon request, when additional ambulances are needed and resources are available. **(Citywide)**
- *5-i 25-0530** Approving and authorizing the City Manager to enter into a three-year Agreement with Visit Mesa, Inc., for the distribution of a portion of the City's transient lodging tax proceeds for the promotion of tourism and destination marketing in Mesa, Arizona and in accordance with A.R.S. §9-500.06. **(Citywide)**
- *5-j 25-0538** Adopting a notice of intent to enter into a retail development tax incentive agreement pursuant to A.R.S. §9-500.11 (Version 2) related to the development of 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-k [25-0473](#)** Levying the amount to be collected by a secondary property tax and the rate upon each one hundred dollars (\$100) of assessed valuation of property subject to taxation within the City of Mesa for the fiscal year ending June 30, 2026. **(Citywide)**

6 Introduction of the following ordinances and setting July 1, 2025 as the date of the public hearing on these ordinances:

- *6-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)**

Staff Recommendation: Approval with conditions

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

- *6-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)**

Staff Recommendation: Approval with conditions

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

- *6-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)**

Staff Recommendation: Adoption

P&Z Recommendation: To be provided June 11, 2025

- *6-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)**

Staff Recommendation: Adoption

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

7 Take action on the following resolution declaring "2025 Form-Based Code Amendments" to be a public record and available to the public, and introducing the following ordinance and setting July 1, 2025 as the date of the public hearing:

- *7-a** [25-0523](#) A resolution declaring the document filed with the City Clerk titled "2025 Form-Based Code Amendments" to be a public record and providing for the availability of the document for public use and inspection with the City Clerk.

- *7-b** [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)**

Staff Recommendation: Adoption

P&Z Recommendation: Adoption (6-0)

8 Take action on the following resolution declaring “2025 Amendments to Mesa City Code Title 9, Chapter 6: Land Division Regulations” to be a public record and available to the public, and introducing the following ordinance and setting July 1, 2025 as the date of the public hearing:

- *8-a** [25-0524](#) A resolution declaring the document filed with the City Clerk titled "2025 Amendments to Mesa City Code Title 9, Chapter 6: Land Division Regulations" to be a public record and providing for the availability of the document for public use and inspection with the City Clerk.
- *8-b** [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)**

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)

9 Take action on the following subdivision plats:

- *9-a** [25-0520](#) SUB25-00148 "Hawes Crossing - Village 4" 39.2± acres located at the southwest corner of South Hawes Road and East Warner Road. Final Plat. Billy W. and Nora D. Maynard Living Trust, owner; Drew Huseeth, Landsea Homes, applicant. **(District 6)**
- *9-b** [25-0521](#) SUB25-00294 "Edgecore Mesa I, A Condominium Plat" 39.9± acres located approximately 1600 feet south of the southwest corner of East Elliot Road and South Everton Terrace. Final Plat. MECP1 Mesa 1, LLC, owner; Alex Hayes, Withey Morris Baugh, PLC, applicant. **(District 6)**

Items not on the Consent Agenda

- 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.