OFFICE OF THE CITY CLERK

COUNCIL MINUTES

May 14, 2026

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on May 14, 2026, at 7:30 a.m.

COUNCIL PRESENT	COUNCIL ABSENT	OFFICERS PRESENT
Mark Freeman	Alicia Goforth	Scott Butler
Scott Somers		Holly Moseley
Rich Adams		Jim Smith
Jennifer Duff		
Francisco Heredia*		
Dorean Taylor*		

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

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmember Goforth from the entire meeting.

1. Review and discuss items on the agenda for the May 18, 2026, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

In response to a question from Councilmember Taylor regarding agenda Item 4-b, **(Three-Year Term Contract with Two-Year Renewal Options for Vehicle Detection Systems for Intelligent Transportation Systems for the Transportation Department (Sole Source) (Citywide))**, on the Regular Council meeting agenda, Transportation Department Director Erik Guderian explained that each of the traffic signals use vehicle-detection technology to adjust signal timing based on traffic demand. He compared the existing detection methods to the proposed system which would provide improved signal efficiency and more reliable detection technology. He clarified that the proposed system only detects the presence of a vehicle at a traffic signal and does not collect driver information or personally identifiable information.

Responding to a question from Councilmember Taylor regarding agenda Item 4-e, **(52-Month Use of a Cooperative Term Contract for the Purchase of Apple Computer Products for the Department of Innovation and Technology (Citywide))**, on the Regular Council meeting agenda, Chief Information Officer Scott Conn stated that the City of Mesa (COM) technology equipment is generally replaced on a three-to-five year cycle to avoid technical debt and to ensure compatibility with current software and technology. He pointed out that Apple products, including iPads, are typically replaced every five years, with annual replacement costs ranging from approximately $100,000 to $300,000, and that replacement schedules are planned by department based on each device's purchase date and age.

Mr. Conn verified that all COM data is securely removed from retired equipment and that the equipment is processed as electronic waste (e-waste) rather than resold. He noted that any funds received through the e-waste program have been donated to Community Spirit initiatives. He reported that, with matching funds from the Council, approximately $12,000 was provided to an elementary school for new technology equipment.

Mr. Conn explained that delaying equipment replacement could lead to software incompatibility, slower system performance, reduced employee productivity, longer response times, and diminished service levels.

In response to a question from Councilmember Taylor regarding agenda Item 4-g, **(Use of a Cooperative Contract for the Purchase of Nine E-One Cyclone Custom Pumper Apparatuses, Two E-One Cyclone Custom Heavy Rescue Apparatuses, and One E-One Cyclone Custom Rear Mount Aerial Platform Apparatus (Replacements) for the Mesa Fire and Medical Department (Funded by 2022 and 2024 Public Safety Bonds) (Citywide))**, on the Regular Council meeting agenda, Assistant Fire Chief Brian Darling introduced Fire Maintenance Administrator Jason Nickelson and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Nickleson reported that fire apparatus delivery times have increased from approximately 12 months to as long as four years. He stated that, to address the extended lead times, the COM is purchasing apparatus included in the five-year bond program in advance, resulting in initial savings of approximately $980,000. He noted that the advance purchase will allow the units to be delivered in accordance with the established replacement schedule and is expected to reduce the impact of future price increases. He confirmed that each unit will be manufactured in accordance with the National Fire Protection Association standards in effect at the time of production.

Mr. Nickelson explained that the purchase includes nine pumpers, two heavy rescue units, and one rear-mount ladder truck. He commented that the two heavy rescue units, also referred to as squad units, respond to major incidents throughout the Valley and serve as regional assets. He pointed out that although the units typically accumulate fewer miles than other fire apparatuses, replacement parts are guaranteed for only 20 years, and the existing units are approaching that threshold, which could affect the City's ability to repair them. He stated that pumpers currently cost approximately $1.2 million each, while the ladder truck is estimated to cost $2.6 million. He mentioned that limited competition among manufacturers has contributed to significant increases in both pricing and delivery times. (See Pages 2 through 7 of Attachment 1)

In response to comments made by Councilmember Duff related to the benefits of Mesa's electric fire truck, City Manager Scott Butler verified that the electric fire truck has performed well and has been positively received by crews because it is quieter and reduces exposure to diesel exhaust; however, he recalled that electric apparatus currently costs nearly twice as much as comparable diesel-powered equipment, making additional purchases cost-prohibitive at this time.

City Attorney Jim Smith advised that national litigation alleges anticompetitive practices within the fire apparatus industry and stated that the COM may consider joining the litigation. He clarified that the potential litigation would not affect the Fire and Medical Department's need to proceed with purchasing critical apparatus.

Mayor Freeman thanked staff for the presentation.

Responding to a question from Councilmember Taylor regarding agenda Item 4-k, **(Hohokam Stadium and Fitch Park Improvement Project - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) (District 1 and 4))**, on the Regular Council meeting agenda, Assistant City Manager Marc Heirshberg reported that the improvements are required under the 25-year facility use agreement with the Oakland Athletics for the use of Hohokam Stadium and Fitch Park. He indicated that the agreement requires the COM to make upgrades at 10-year intervals to maintain operations and preserve the condition of the facilities. He noted that improvements may be required when previously replaced capital items reach the end of their useful life or when five or more Cactus League teams have comparable facilities. He confirmed that this is the first 10-year improvement interval under the agreement.

In response to a question from Councilmember Taylor, Mr. Smith confirmed that the facility use agreement is legally binding and requires the COM to complete the specified improvements. He outlined the potential results of failing to comply with the agreement.

Responding to a question from Councilmember Taylor, Mr. Butler advised that Spring Training generates significant economic activity for the COM, including increased sales tax revenue from visitors who shop, dine, and stay in Mesa. He added that maintaining high-quality facilities is essential to retaining teams and supporting the COM's broader economic development strategy. He estimated that the return on investment generated exceeds the capital costs associated with maintaining and improving the facilities, particularly when evaluated over the 10-year improvement period.

Councilmember Adams recalled that the Council strongly supported retaining the Chicago Cubs and attracting the Oakland Athletics because of the economic and visitor benefits associated with Spring Training. He noted that competition among communities for professional sports teams creates expectations regarding facility quality and maintenance and stated that the 25-year agreement provides the Oakland Athletics with long-term certainty while allowing the COM to strengthen the partnership and build on the economic value of Spring Training.

Mayor Freeman introduced the Director of Spring Training Business Operations for the Oakland Athletics, Joseph Pun, and the Operations and Sales Manager for the Oakland Athletics Spring Training operations at Hohokam Stadium, Dave May.

Mr. Pun stated that the team values its long-standing relationship with the COM. He reported that Spring Training attendance and tourism increased during the most recent season and noted that the team continues to engage with the community through partnerships with local organizations and businesses. He explained that the proposed improvements would help the Athletics remain competitive with other teams while enhancing the experience for visitors who use Hohokam Stadium throughout the year. He added that the stadium hosts events beyond Spring Training, including high school baseball championships and the Western Athletic Conference baseball tournament.

Office of Management and Budget Director Brian Ritschel reported that the COM typically collects approximately $26 million in sales tax revenue each month. He noted that collections increased by an average of approximately $4 million in March 2026 during Spring Training, compared with an increase of approximately $6 million during the holiday season. He confirmed that although the COM cannot isolate the portion attributable solely to Spring Training, the increased revenue reflects activity across several categories and demonstrates the positive economic impact of Spring Training and spring break activities in the COM.

Responding to a question from Vice Mayor Somers regarding agenda Item 5-d, **(Approving and authorizing the City Manager to enter into a Foreign Trade Zone Operator Agreement for Foreign Trade Zone 221 with Apple Inc., to activate and operate a high-tech manufacturing and storage facility for foreign-trade zone activities at 3740 S Signal Butte Rd; Foreign Trade Zone No. 221. (District 6))**, on the Regular Council meeting agenda, Economic Development Administrator Chris Molnar introduced Deputy Economic Development Director Benjamin Snow and displayed a PowerPoint presentation. **(See Attachment 2)**

Ms. Molnar explained that Apple is requesting an expansion of its existing Foreign Trade Zone (FTZ) subzone by approximately seven acres. She reported that the expansion would not change Apple's current operations but would add acreage to the existing site. She clarified that the data center itself is not eligible for FTZ benefits; only areas used to assemble server cabinets and related equipment qualify. She added that Apple imports components, assembles the equipment in the COM, and distributes it to other data centers in the United States and internationally. She noted that U.S. Customs and Border Protection conducts site visits, reviews proposed expansions, monitors the square footage used for eligible FTZ activities and has confirmed that Apple was fully utilizing its previously activated space before supporting the proposed expansion. (See Pages 2 through 5 of Attachment 2)

Ms. Molnar reported that the COM's FTZ may include up to 2,000 acres and that fewer than 150 acres are currently in use. She confirmed that the proposed expansion would not limit other economic development opportunities and that ineligible data center space would not count against the COM's available FTZ acreage. She mentioned increased interest in FTZ participation due to tariffs and other economic conditions.

In response to a question from Councilmember Taylor, Mr. Snow confirmed that there are no acreage limitations on domestic manufacturing because it is conducted through the COM's normal development processes. He noted that FTZ No. 221 encompasses the entire COM and serves as an economic development tool available to qualifying companies throughout the city. He explained the benefits of FTZ participation.

Mr. Butler clarified that the FTZ program does not disadvantage domestic manufacturing; rather, it encourages companies to manufacture in the United States by reducing or deferring duties that might otherwise make domestic production cost-prohibitive and lead companies to move operations overseas. He explained that the federally authorized program applies only to qualifying activities and currently benefits a limited number of companies in the COM.

Discussion ensued regarding the economic benefits of the FTZ program to the COM.

Ms. Molnar recalled that, since July 2022, the Alternative Site Framework has allowed FTZ No. 221 to encompass the entire COM. She stated that the COM operates and provides departmental oversight of the FTZ program and assists qualifying businesses with participation, noting the compliance requirements.

In response to a request from Mr. Butler regarding agenda Items 11-a, **(Staff recommended ordinance for ZON25-00635 "Ascension," 40± acres located at the northeast corner of East**

Brown Road and North 32nd Street. Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 46-lot single residence development. Brown Road Citrus, LLC, Owner; Baylee Lopez, Wood, Patel & Associates, applicant. (District 1)), and 11-b, **(P&Z Board recommended ordinance for ZON25-00635 "Ascension," 40± acres located at the northeast corner of East Brown Road and North 32nd Street. Rezone from Agricultural (AG) to Single Residence-15 with a Planned Area Development Overlay (RS-15-PAD). This request will allow for a 47-lot single residence development. Brown Road Citrus, LLC, Owner; Baylee Lopez, Wood, Patel & Associates, applicant. (District 1))**, on the Regular Council meeting agenda, Assistant Planning Director Evan Balmer explained that there are two ordinances being introduced for properties located within the Citrus Subarea. He confirmed that the Citrus Subarea identifies RS-35 as the appropriate zoning district to preserve the area's character. He noted that lots smaller than 35,000 square feet have historically been supported when the overall development remains consistent with the RS-35 density standard through the inclusion of additional open space.

Mr. Balmer advised that the proposed development includes 47 lots, resulting in a density of 1.27 dwelling units per acre, which exceeds the RS-35 standard of 1.24 dwelling units per acre. He confirmed that staff recommended approval, subject to modifying the plan to comply with the 1.24 density standard, while the Planning and Zoning Board recommended approval without that condition and supported the proposed density of 1.27 dwelling units per acre. He pointed out that two ordinances were presented for Council consideration as a policy decision and to maintain consistency with how other developments in the Citrus Subarea have been evaluated.

Councilmember Adams expressed his support for the proposed project.

In response to a question from Vice Mayor Somers, Mr. Balmer stated that the proposed development is generally compatible with the surrounding area, except for the proposed density, and agreed that the new legislation should be reviewed before the Council takes final action.

Assistant City Attorney Kirstin Dvorchak explained that the new middle housing law does not modify the underlying zoning district standards. She added that any additional density created by incorporating middle housing would need to be offset elsewhere within the development to maintain the allowable overall density. She noted that the proposed density of 1.27 dwelling units per acre slightly exceeds the RS-35 standard of 1.24 dwelling units per acre and confirmed that smaller lots may be permitted when sufficient open space is provided to maintain the RS-35 density standard. She pointed out that the project is currently in the preliminary plat stage and clarified that the middle housing law applies both within one mile of a designated central business district and to new residential developments exceeding 10 acres.

Mayor Freeman declared a recess at 8:50 a.m. The meeting reconvened at 8:56 a.m.

2-a. Hear a presentation, discuss, and provide direction on the proposed 2026 general obligation bonds, including funding for public safety and street and transportation improvements.

City Engineer Lance Webb displayed a PowerPoint presentation. **(See Attachment 3)**

Mr. Webb provided an overview of the proposed 2026 General Obligation Bond program. He explained that public safety projects represent a major component of the proposed bond and were developed in coordination with the Police and Fire and Medical Departments. He reported that the proposal includes $44.7 million to complete the needed improvements at the Public Safety Training Facility in northeast Mesa. (See Pages 2 and 3 of Attachment 3)

Mr. Webb explained that the proposal includes $16.8 million for a new 20,000-square-foot joint training building to be shared by the Police and Fire and Medical departments. He stated that the facility would support simulated and virtual training environments. (See Page 4 of Attachment 3)

Mr. Butler pointed out that the COM reevaluated the Public Safety Training Facility to develop a comprehensive buildout plan rather than continuing with piecemeal improvements that did not fully meet the needs of the Police and Fire and Medical Departments. He listed the proposed enhancements that would allow both departments to conduct additional training during the summer months and maximize use of the site.

Responding to a question from Mayor Freeman, Mr. Butler explained that staff continue to pursue federal, tribal, and other funding opportunities that could offset a portion of the project costs. He acknowledged that any grant funding received would reduce the amount of bond proceeds needed; however, due to the uncertainty and limited scale of available grants, the proposed bond authorization is intended to ensure that the facilities can be completed while staff continue seeking supplemental funding.

Mr. Webb reported that the request includes $5 million for the acquisition of property for two additional fire station sites. He explained that the Fire and Medical Department identified areas of remaining service need throughout the city and that each site would require approximately two to two-and-a-half acres. (See Page 5 of Attachment 3)

Mr. Butler recalled that acquiring the properties now would allow the COM to stay ahead of anticipated growth and secure suitable sites at a reasonable cost. He referenced the site of Fire Station 224, which was acquired before substantial development occurred in the surrounding area, as an example of the value of planning ahead.

Vice Mayor Somers expressed concern about locating future fire stations near neighboring jurisdictions and noted that COM-funded resources could respond disproportionately to calls outside the city.

Mr. Butler clarified that those locations are not among the City's highest priorities and that the map reflects all identified long-term needs based on service-demand analysis. He added that any station proposed near the Tempe or Gilbert boundaries would likely require an intergovernmental agreement and cost-sharing arrangement because the facility would serve multiple jurisdictions. He noted that such agreements would be complex and could take several years to develop.

Mr. Webb continued by stating that the proposed bond program includes improvements to the Central Station in Downtown Mesa. He advised that the project consists of approximately 30,000 square feet of tenant improvements within the existing building and a proposed vertical expansion of nearly 15,000 square feet. He stated that the estimated cost is $7.9 million for improvements to the existing building and $20.8 million for the vertical expansion. (See Page 6 of Attachment 3)

Police Department Deputy Director Patrick Phelps introduced Public Safety Strategic Planning and Data Analysis Coordinator Spencer Houk. He explained that the building currently serves as the Central Substation and houses the Central Patrol District, including patrol operations and the bicycle unit. He confirmed that although the facility is located adjacent to Police Headquarters, it functions as a separate operation.

Mr. Webb continued by saying that $3.9 million will be needed for the demolition and relocation of the West Yard warehouse. He explained that relocating the facility would make additional space available for Fleet Services operations while addressing the needs of the public safety and Transportation departments. (See Page 7 of Attachment 3)

Mr. Butler added that relocating the West Yard warehouse is the first step needed to create space for future Fleet Services improvements at the Westside Service Center. He noted that the projects have been sequenced so the COM can complete the Westside improvements before shifting its focus to the Eastside Service Center. He added that project costs were allocated among the bond program and utility funds based on each department's proportionate use of the facility, with approximately $4 million funded through the bond program, and $18 million funded through utility obligations.

Mr. Webb stated that the $77.1 million renovation of the West Yard Fleet Services facility would address deficiencies in the COM's capacity to service its vehicles and equipment. He stated that the project would include dedicated heavy-duty and light-duty service areas, a parts warehouse, a tire shop, and office space for Fleet Services staff. He reported that approximately $40.1 million would be funded through utility obligations, with the remaining $37 million funded through the proposed General Obligation Bond. (See Page 8 of Attachment 3)

Mr. Butler pointed out that the West Yard Fleet Services facility started in 1969 and is antiquated and undersized, unable to accommodate modern-sized vehicles and equipment inside the bays. He stated that the facility limitations reduce maintenance capacity, especially during hot summer months, and affect vehicle readiness for Solid Waste, Transportation, Police, and other departments. He emphasized that although the COM plans to add a third shift to maximize use of the existing facility, this is a temporary measure and that long-term improvements are necessary to increase service capacity and provide appropriate working conditions for employees.

Fleet Services Director Mike Lewis reiterated that improvements to the Westside Service Center must be completed first. He noted that Police Department vehicles account for approximately 40% of the COM's fleet. He reported that the addition of a third shift and three light-duty technicians at the Eastside Service Center is expected to improve turnaround times for Police vehicles by maximizing the use of existing service bays. He added that the proposed Westside improvements would further increase efficiency by improving workflow, reducing shift overlap, and allowing technicians to service vehicles more effectively without adding staff.

Mr. Webb discussed the proposed upgrades to the TOPAZ Regional Wireless Cooperative radio network. He recalled that the radio network supports interoperable communications among the COM and several neighboring jurisdictions and explained that the existing equipment is nearing the end of its supported service life. He confirmed that the estimated cost of the regional upgrade is $15 million, of which COM's share is approximately $10.1 million. He stated that the upgrade would improve interoperability for Police, Fire and Medical, and other municipal services. (See Page 9 of Attachment 3)

Mr. Webb summarized the public safety projects included in the proposed 2026 General Obligation Bond program. He noted that approximately $21.6 million remains available from the 2022 Public Safety Bond for the new Public Safety Training Facility and that portions of the West Yard warehouse and Fleet Services projects would be funded through utility obligations based on each group's use of the facilities. (See Page 10 of Attachment 3)

Mayor Freeman emphasized that the proposed public safety projects are critical to the COM's continued progress and noted the need to modernize the Westside Service Center.

Mr. Butler added that improved working conditions would support employee recruitment and retention as the City competes with the private sector for highly skilled mechanics and technicians.

Mr. Webb presented the transportation improvement projects included in the proposed 2026 General Obligation Bond program. He explained that the COM intends to leverage Proposition 479 funding for regional roadway projects, allowing the bond funding to support additional safety and connectivity improvements throughout the city. He reported that the Warner Road project would be reimbursed through Proposition 479, with the remaining $16.9 million funded through the proposed bond. He noted that the improvements would provide an important connection in southeast Mesa, including crossings over the Roosevelt Water Conservation District canal and the East Maricopa Floodway. He stated that Mesa Drive Phase 3, extending from Main Street to Brown Road, would be reimbursed through Proposition 479, with the remaining $19.8 million funded through the proposed bond, and pointed out that the project would complete the final phase of the major improvements along Mesa Drive. (See Pages 11 and 12 of Attachment 3)

In response to a question from Mayor Freeman, Mr. Guderian clarified that Proposition 479 may reimburse up to 70% of eligible project costs, with the bond funding serving as the COM's local match. He noted that both projects are included in the first phase of the 20-year regional transportation program and are eligible for reimbursement between 2026 and 2030.

Mr. Webb reviewed the shared-use path projects included in the proposed 2026 General Obligation Bond program, totaling approximately $66.8 million. He stated that the projects would improve connectivity, complete missing segments within the COM's pathway network, and establish a regional connection between the Mesa Gateway Shared-Use Path and Gilbert's pathway system. (See Pages 13 and 14 of Attachment 3)

Mr. Webb highlighted proposed transportation safety improvements along Higley Road between McKellips and Broadway roads, including raised medians, as well as the $18.8 million reconstruction of Broadway Road between Spur Street and Gilbert Road, which would include intersection improvements and raised medians. He explained that coordinating the Broadway Road improvements with utility work already underway would allow the projects to be completed during the same construction period and reduce repeated disruptions to nearby residents and businesses. (See Page 15 of Attachment 3)

Mr. Webb summarized the transportation projects included in the proposed bond program and reported that the total program is estimated at approximately $188.6 million, including regional reimbursements and other funding sources. He noted that the proposed 2026 General Obligation Bond election would include separate questions for public safety and transportation projects. (See Pages 16 and 17 of Attachment 3)

(At 9:30 a.m., Mayor Freeman excused Councilmembers Taylor and Heredia from the remainder of the meeting.)

City Treasurer Mark Hute reviewed the estimated tax impact of the proposed bonds. He reported that a homeowner with a taxable property value of $250,000 would pay an estimated average of $69 annually, while the estimated annual impact for the median homeowner would be $54. He clarified that the presentation had transposed the estimated impacts for the two bond questions and that the figures would be corrected. He also explained that property taxes are based on the limited property value established by the County Assessor rather than the property's full market value. (See Page 18 of Attachment 3)

Mr. Smith stated that resolutions proposing the bond questions would be presented to the Council on June 1, the final Council meeting before the deadline for submitting ballot information to the County. He explained that the proposed November ballot would include authorization for $150 million in general obligation bonds for public safety improvements and $135 million for transportation improvements.

Responding to a question from Councilmember Duff, Mr. Hute clarified that voter authorization would not result in the full amount being issued immediately. He stated that bonds would be issued incrementally as projects proceed and costs are incurred, generally over approximately six years. He added that during that period, existing bonds would continue to be paid off, and that staff would pursue financing strategies and other funding opportunities to minimize the impact on property owners.

Mr. Butler emphasized that the estimated annual costs represent the total potential impact and would be phased in over several years. He added that the proposed projects were selected based on essential public safety and transportation needs while considering current economic conditions and the financial burden on residents. He confirmed that the COM would conduct public meetings and provide communications to inform residents about the projects included in the proposed bond questions.

Mayor Freeman thanked staff for the presentation.

2-b. Hear a presentation, discuss, and provide direction on the proposed 2026 amendments to the Mesa City Charter, including to Charter Sections 209 and 211 to conform and be consistent with state law.

City Clerk Holly Moseley displayed a PowerPoint presentation. **(See Attachment 4)**

Ms. Moseley presented the proposed City Charter amendments for the 2026 General Election ballot. She explained that the City Charter serves as the COM's foundational governing document and that the proposed amendments would update the Charter to conform with state law and modernize outdated procedures. (See Pages 2 through 4 of Attachment 4)

Ms. Moseley reported that the proposed amendment to Charter Section 209(A) would align Council meeting procedures with state law, including requirements related to the time and place of regular meetings, public notice, and executive sessions. She stated that the amendment would provide the Council with greater flexibility to establish its meeting schedule by ordinance while maintaining all public notice requirements. (See Pages 5 through 10 of Attachment 4)

Mr. Smith clarified that the proposed changes to Charter Section 209(A) affect a single paragraph addressing Council meeting procedures. He explained that, because several provisions within the paragraph contain inconsistencies with current state law, staff recommend revising the entire paragraph to consistently require compliance with state law.

Ms. Moseley discussed the proposed amendment to Charter Section 211, which would require ordinances to be posted on the COM's website and at one physical location. She pointed out that it would allow ordinances to be published using methods authorized by state law, supporting modern communication practices and potentially reducing newspaper publication costs. (See Pages 11 through 16 of Attachment 4)

In response to a question from Councilmember Adams, Assistant City Attorney II Kirstin Dvorchak clarified that the COM would remain subject to state law even if the proposed amendments were not approved by voters.

Ms. Moseley outlined the next steps, noting that the ordinances are scheduled for introduction on May 18 and adoption on June 1, with the proposed Charter amendments to appear on the November 3 ballot. She added that, if the two proposed bond questions also move forward, voters would consider a total of four City ballot questions. (See Page 17 of Attachment 4)

Responding to a question from Councilmember Adams, Mr. Smith explained that ordinances are typically introduced at a Monday Council meeting and submitted to the newspaper the following Tuesday for publication that Saturday, well within the two-week requirement.

Mr. Butler advised that, if the Council advances both bond questions and the two proposed Charter amendments, four COM questions would appear on the November ballot. He noted that staff did not recommend adding additional questions because of concerns regarding voter fatigue.

Mayor Freeman thanked staff for the presentation.

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Historic Preservation Advisory Board meeting held on April 7, 2026.

It was moved by Councilmember Duff, seconded by Councilmember Adams, that receipt of the above listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff
NAYS – None
ABSENT – Goforth–Heredia–Taylor

Mayor Freeman declared the motion carried unanimously by those present.

4. Current events summary including meetings and conferences attended.

There were no reports on meetings and/or conferences attended.

5. Scheduling of meetings.

City Manager Scott Butler stated that the schedule of meetings is as follows:

Monday, May 18, 2026, 5:00 p.m. – Study Session

Monday, May 18, 2026, 5:45 p.m. – Regular Council

6. Adjournment.

Without objection, the Study Session adjourned at 10:10 a.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 Study Session of the City Council of Mesa, Arizona, held on the 14th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

lr/sr
(Attachments – 4)

Apparatus Replacement

2025 - 2030

(9) Eone Cyclone Pumpers

- Will receive 3 units in 2028, 2029 and 2030.

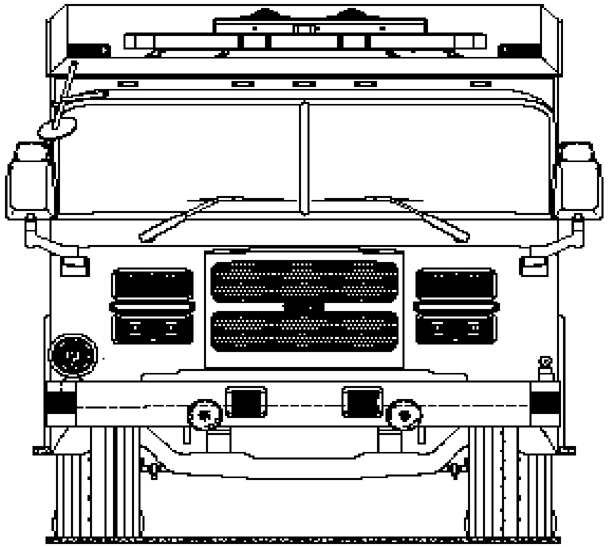
SA FIRE AND MEDICAL DEPARTMENT

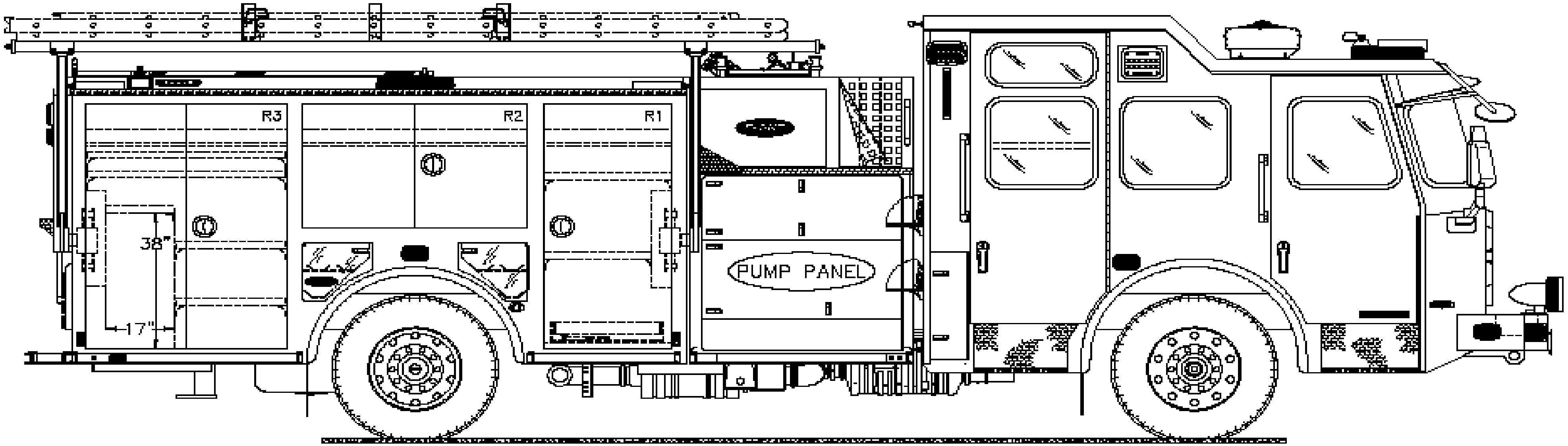
MESA, AZ

Q148360

PUMPER

CYCLONE 4X2 CHASSIS





(2) Heavy Rescues

- Replacing units:
- 2548 21 years old
- 2551 20 years old

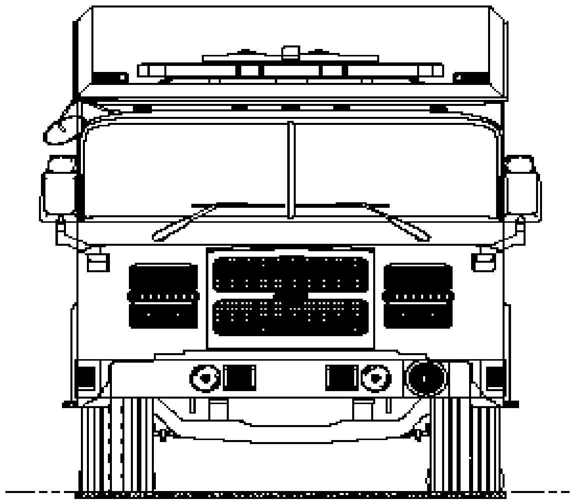
MESA FIRE AND MEDICAL

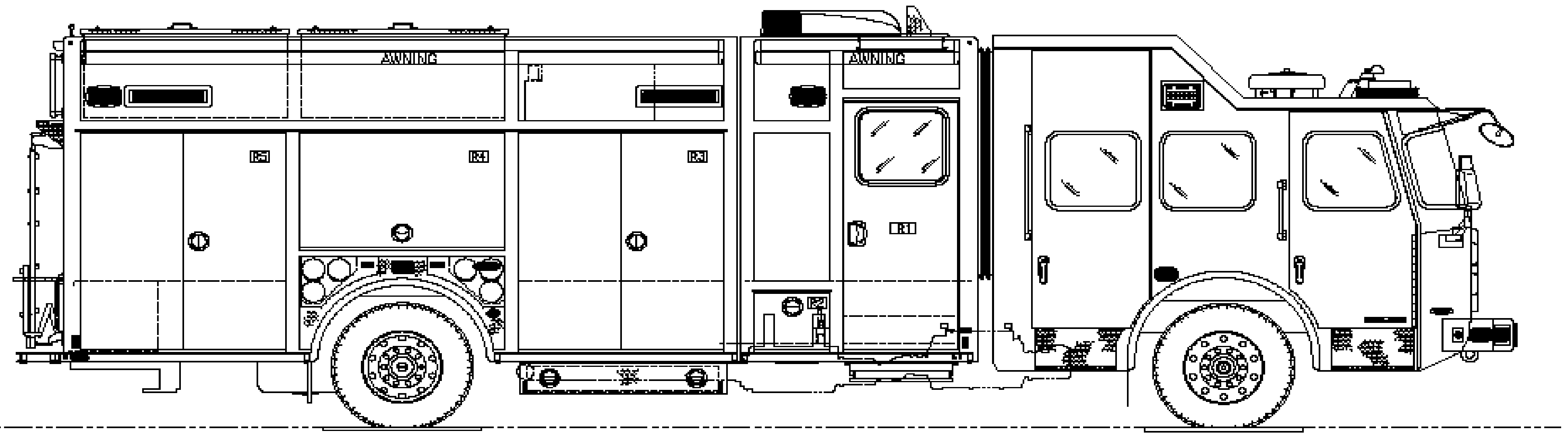
MESA, AZ.

Quote: 148300

COMBO 10' NON-WALKIN RESCUE (48/60/60)
CYCLONE 4x2 CHASSIS

THIS DRAWING IS FOR REFERENCE PURPOSES. ALL DIMENSIONS ARE SUBJECT TO MINOR VARIATIONS DUE TO MANUFACTURING PROCESSES.





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APPROVAL REVISIONS

SHEET [illegible]

(1) RearMount 95’ Platform

- Replacing unit
- 2527 14 years old

Study Session
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Attachment 1
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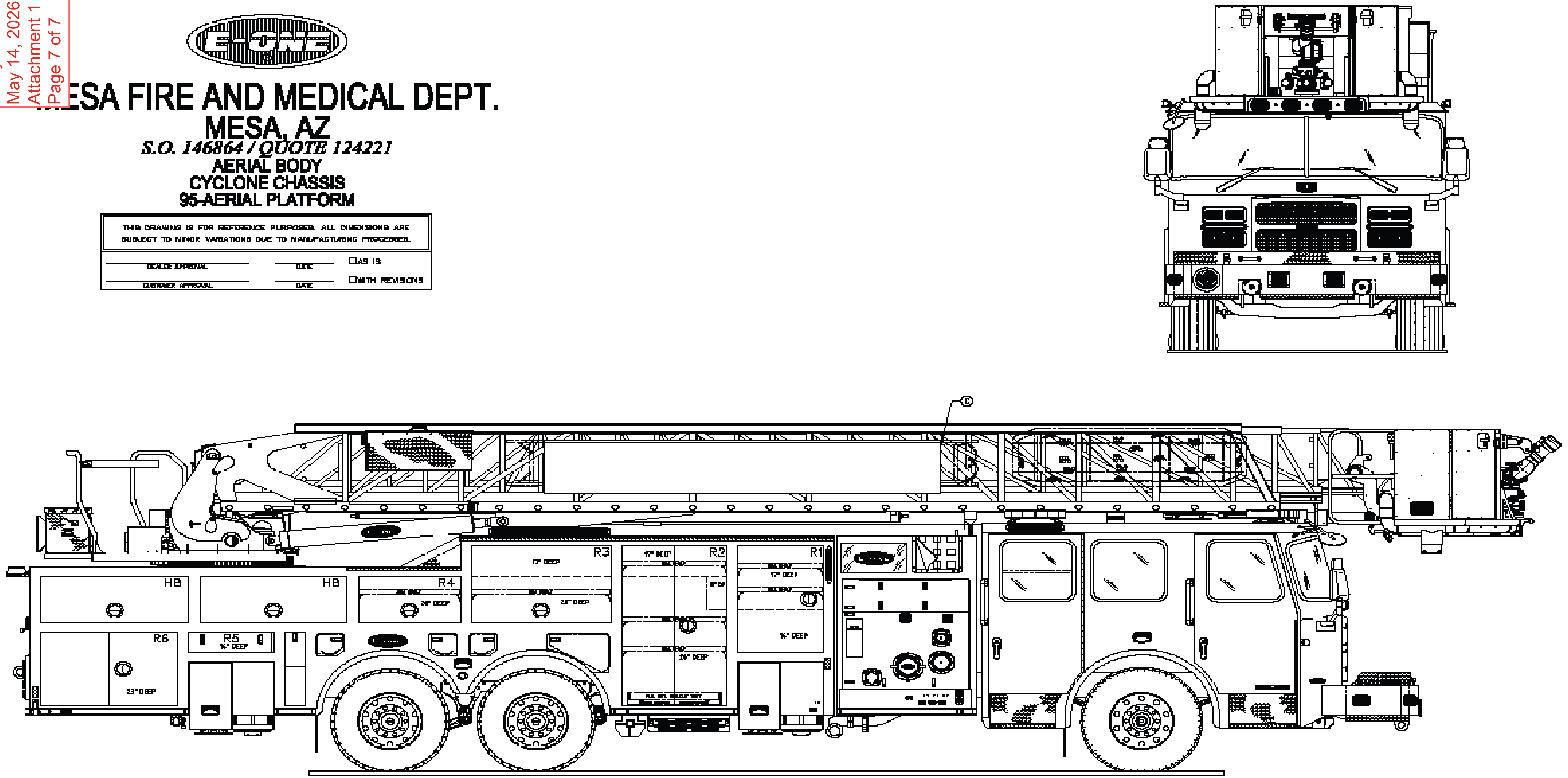
MESA FIRE AND MEDICAL DEPT.
MESA, AZ
S.O. 146864 / QUOTE 124221
AERIAL BODY
CYCLONE CHASSIS
95-AERIAL PLATFORM

THIS DRAWING IS FOR REFERENCE PURPOSES. ALL DIMENSIONS ARE SUBJECT TO MINOR VARIATIONS DUE TO MANUFACTURING PROCEDURES.

DEALER APPROVAL	DATE	☐ AS IS
CUSTOMER APPROVAL	DATE	☐ WITH REVISIONS



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Location: /[Product]:Aerial/146000/146864/Sales Drawings

mesa·az

Foreign Trade Zone No. 221

Apple Expansion – Subzone 221A

What is a Foreign Trade Zone?

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- A Federal program
- Encourages U.S. activity and competitiveness
- Allows businesses to pay reduced, delayed or no customs duties on foreign merchandise
- Secure areas under supervision of CBP

- Considered outside the customs territory of U.S. for purposes of duty payment
- Administered by the Foreign-Trade Zones Board (FTZB), comprised of the Commerce and Treasury departments.

What is a Foreign Trade Zone?

- City of Mesa - Grantee for FTZ No. 221
  - Administered by the Office of Economic Development
  - Responsible for facilitating application process, annual reporting compliance
  - Ensure fair and reasonable for all participants
  - July 2022 authority granted to operate under the alternative site framework (ASF), expanding the FTZ to City boundaries

Apple Inc Expansion

mesa·az

- Apple Inc Subzone 221A
  - Activated in 2015, 83.17 acres
  - Expansion approved by FTZ Board 4/9/2026, additional 7.05 acres
  - Executed Operator Agreement with Grantee City of Mesa required prior to activation by CBP

Apple Inc Expansion

Current Apple Inc.
3740 S. Signal Butte Rd., Mesa, AZ 85212
83.17 Acres within Subzone 00A (Approved)

Current FTZ
83.17 Acres

Proposed
7.05 Acres

Apple Inc.
3740 S. Signal Butte Rd., Mesa, AZ 85212
90.22 Acres within Subzone 00A (After Approval)

Foreign Trade Zone No. 221

mesa·az

Questions?

2026 General Obligation Bond Election

City Council Update

Lance Webb – City Engineer

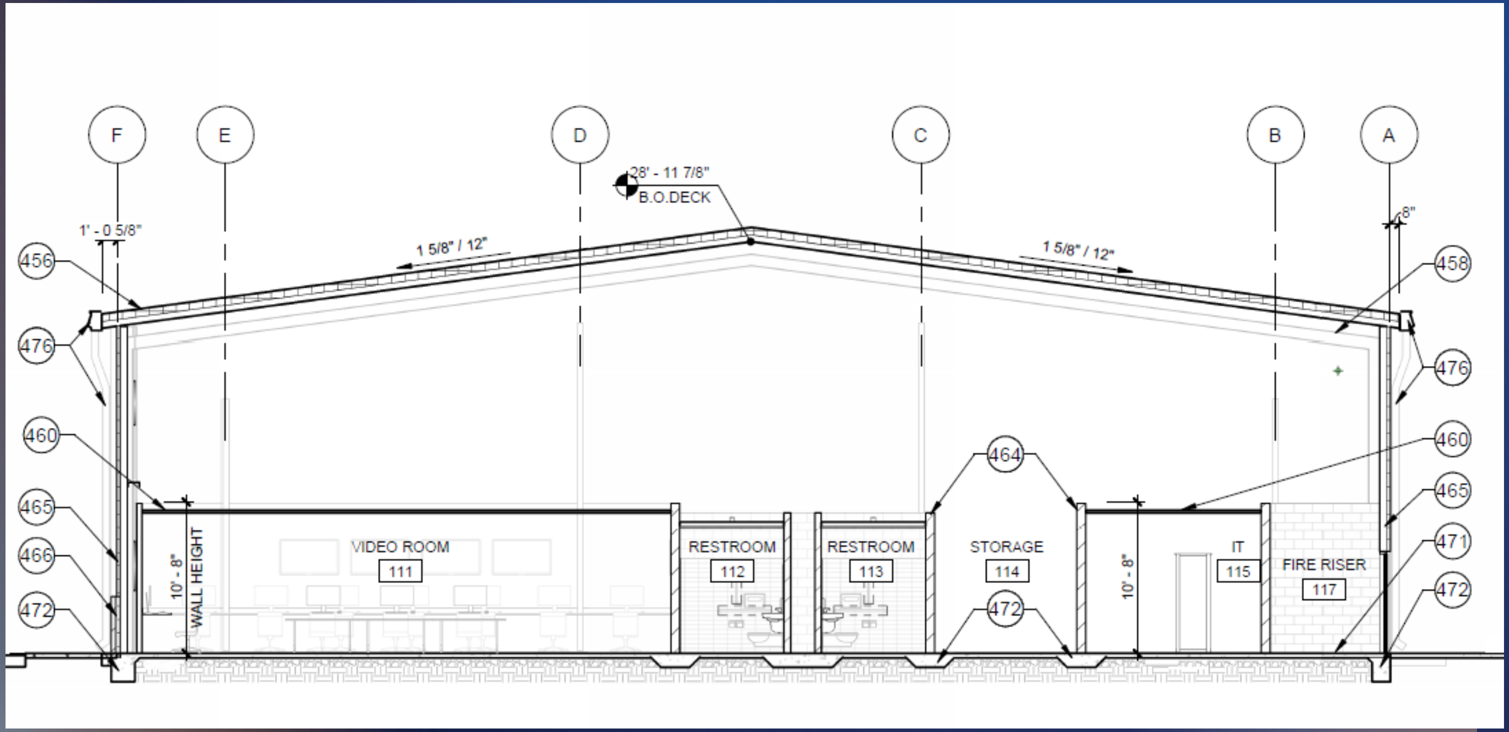
May 14, 2026

Public Safety Projects

New Public Safety Training Facility

- 69,600 SF
- $66.3M Total
- $21.6M from 2022 Bond
- $44.7M 2026 Bond

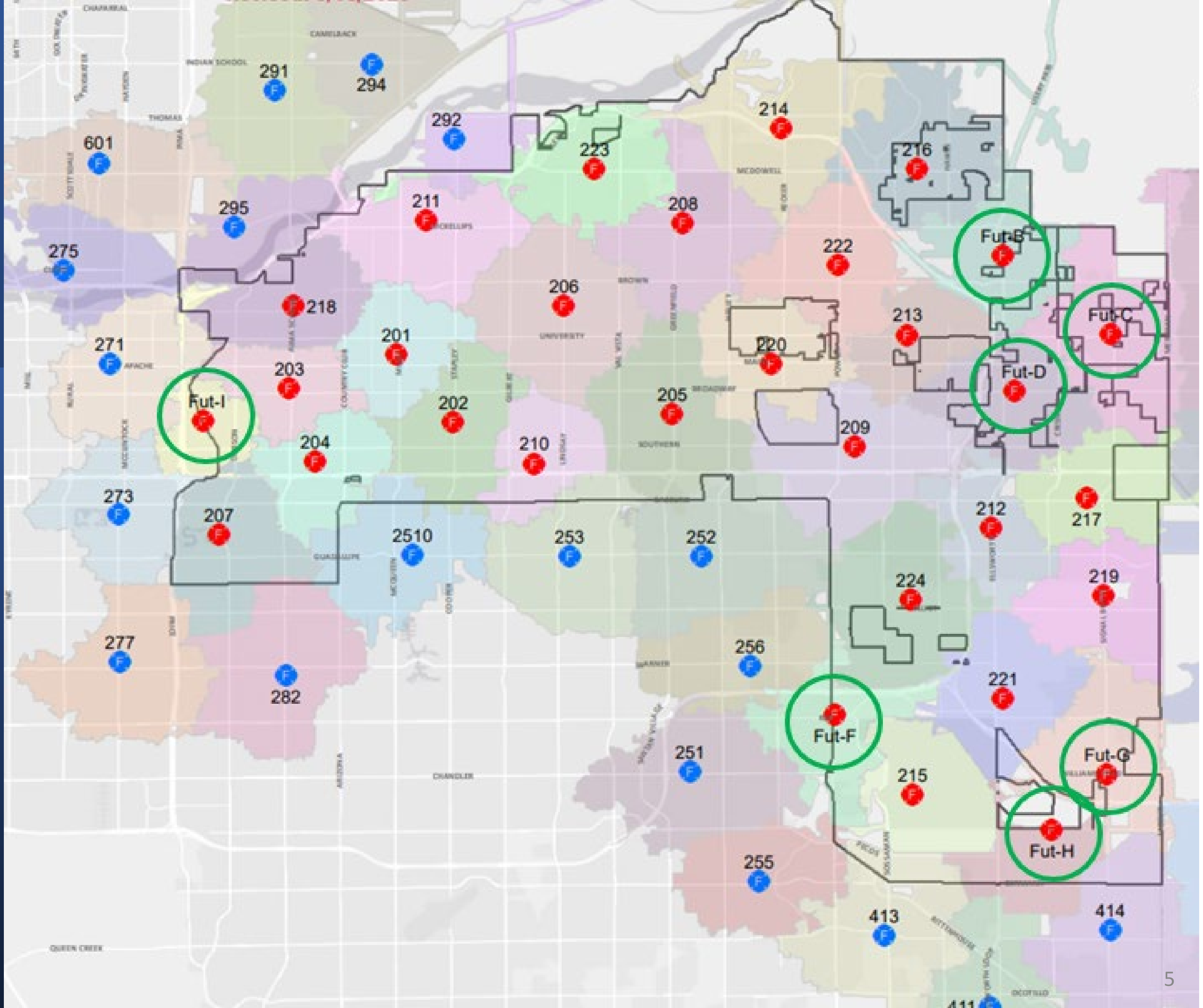
Public Safety Training Facility – Joint Training Steel Building

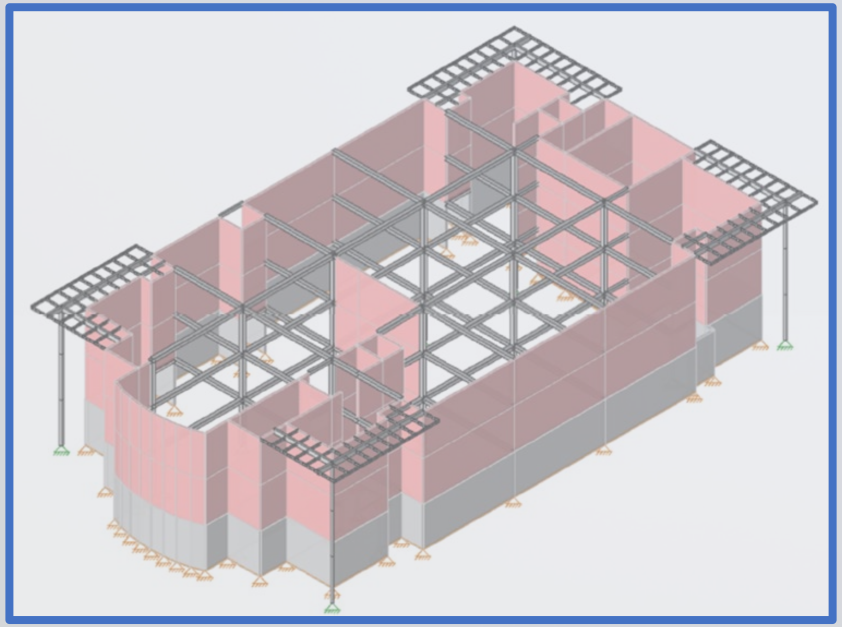


- $16.8M for Mesa Bond
- 20,000 SF Facility
- Mimics the Architecture of the Cubs Pitching Facility

Acquisition of Future Fire Station Sites

- $5M for property acquisition for 2 additional sites
- Future needs identified in green circles – in East Mesa





Central Station Expansion and Tenant Improvements

- 29,240 SF of Tenant Improvements
- 14,620 SF of Proposed Expansion
- Constructed in November 2000
- Full renovation of all existing floors and addition of one floor for expansion
- $20.8M for Vertical Expansion
- $7.9M for Tenant Improvements

West Warehouse – Demo and Relocate

$22.0M Total

$18.1M Utility Obligations

$3.9M Mesa Bond

West Yard Fleet

$77.1M Total

$40.1M Utility Obligations

$37M Mesa Bond

TOPAZ P25 Radio System Upgrades

- $10.1M for Mesa share
- $15M Overall for the upgrades (shared costs)
- Upgrade existing TOPAZ 800 MHz voice radio network
- Includes equipment at three wide-area sites, ten simulcast cell radio sites

Public Safety Project Summary

2026 Public Safety Bonds	2026 Bond Amount	Other Funding	Total Project Cost	Status
New PTSF Facility (69,652 SF)	$ 44,722,610	$ 21,625,540	$ 66,348,150	Master Plan Completed
PSTF - Joint Training Steel Building	$ 16,767,400		$ 16,767,400	Master Plan Completed
Acquisition for Future Fire Stations	$ 5,000,000		$ 5,000,000	Real Estate Comparables
Central Station Vertical Expansion	$ 20,800,800		$ 20,800,800	Concept Plans Completed
Central Station Tenant Improvement	$ 7,852,000		$ 7,852,000	Concept Plans Completed
West Yard - Warehouse - Demo and Relocate	$ 3,870,000	$ 18,130,000	$ 22,000,000	Concepts Completed
West Yard- Fleet	$ 36,974,004	$ 40,055,171	$ 77,029,175	Concepts Completed
TOPAZ P25 Radio System Upgrades	$ 10,050,000		$ 10,050,000	
Bond Issuance	$ 1,500,000		$ 1,500,000	
	$ 147,536,814	**$ 79,810,711**	**$ 227,347,525**	

Transportation Improvement Projects

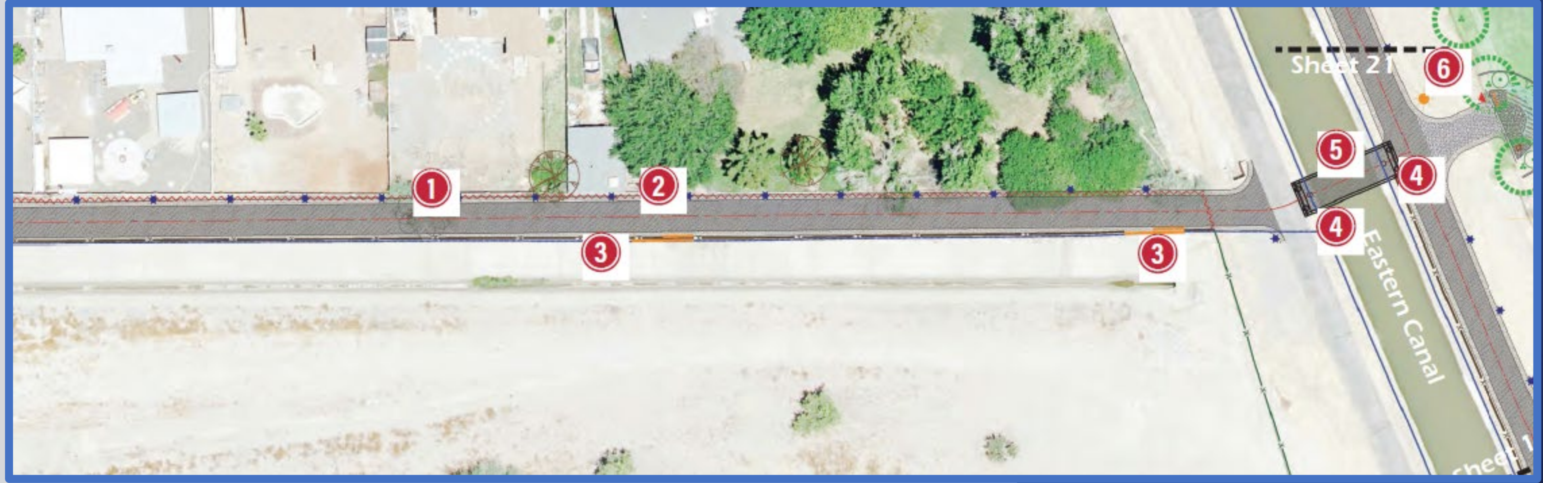
Regional Roadway Improvements

Warner Road Bridge
$38.2M Total
$21.3M Prop 479
$16.9M Mesa Bond

Mesa Drive: Phase 3 – Main to Brown
$50.8M Total
$31.0M Prop 479
$19.8M Mesa Bond

Shared Use Paths

- Lehi SUP – Phase II and Nodes - $13M
- Mesa Gateway SUP Phase III SUP - $11.8M
- US 60 SUP: Eastern to Consolidated Canals - $13M



Shared Use Paths

Downtown SUP - $12M

- Light Walk Phase 1

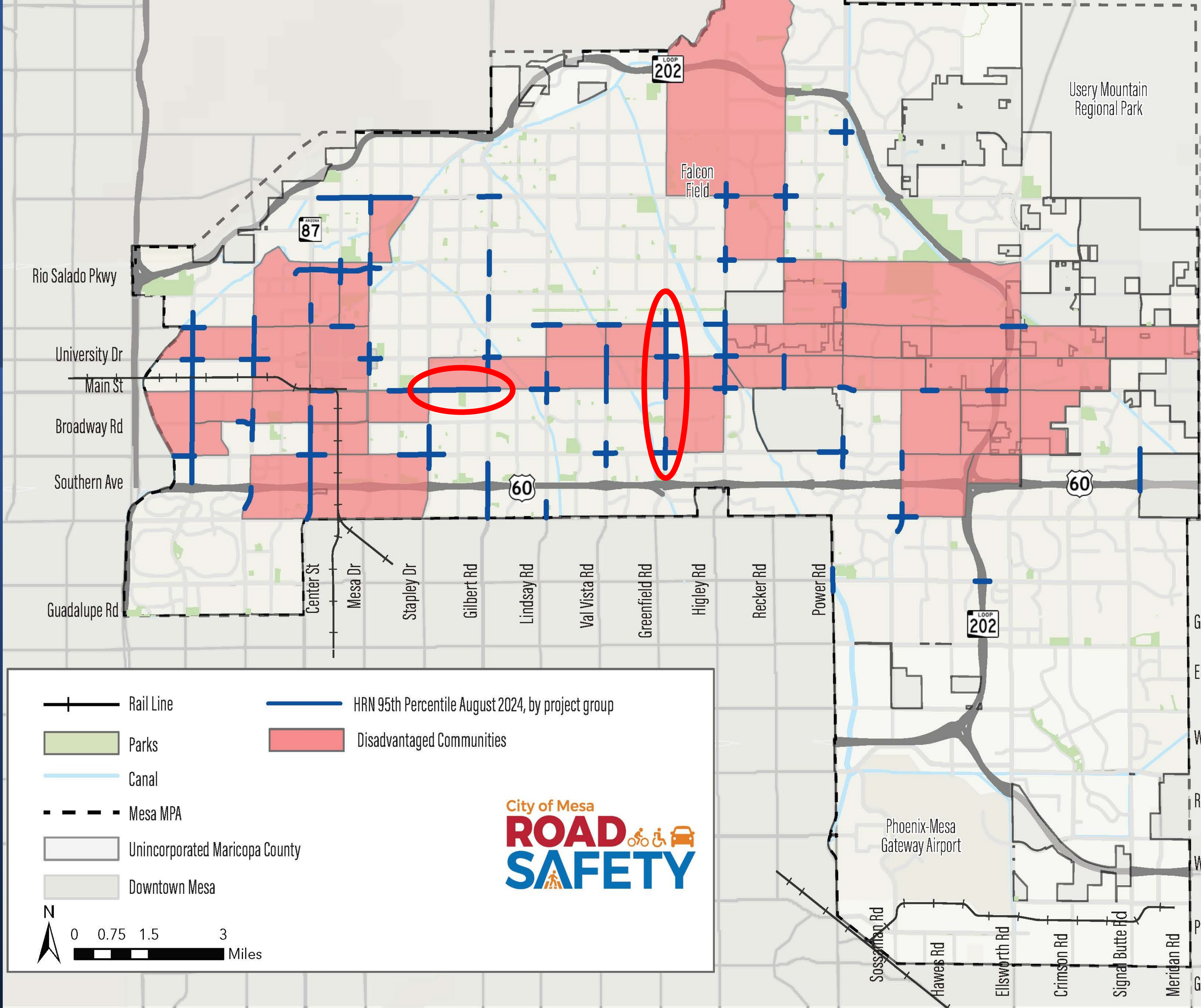
Thomas Road SUP - $17M

- Provide Connection from Red Mountain SUP to Longbow

Safety Improvement Projects

Higley: McKellips to Broadway Road with Raised Medians - $10.4M

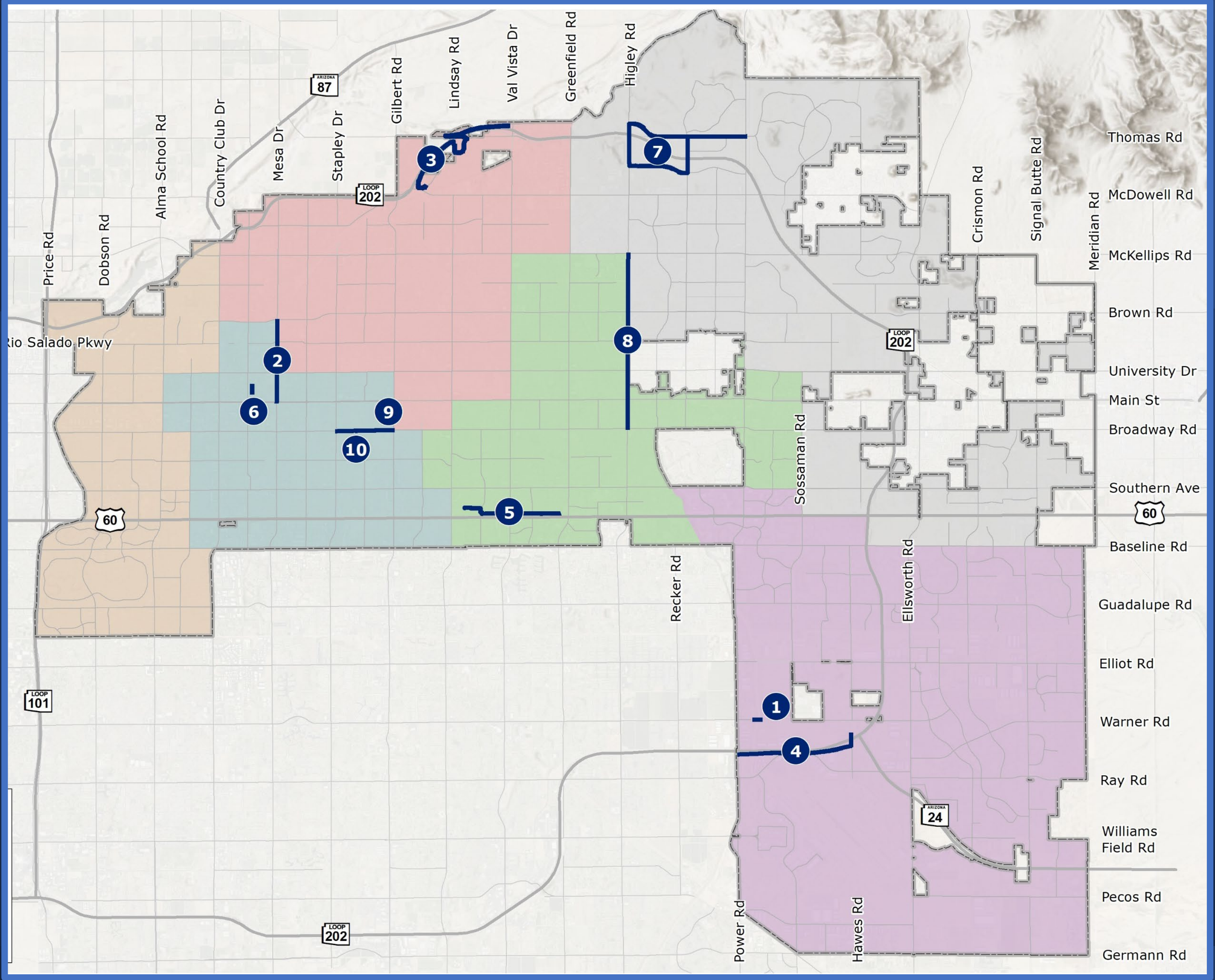
Broadway: Stapley to Gilbert – Arterial Reconstruct and Raised Medians - $18.8M



Transportation Project Summary

2026 Transportation Bonds	2026 Bond Amount	Other Funding	Total Project Cost	Status
Warner Road Bridge	$ 16,847,534	$ 21,377,042	$ 38,224,576	
Mesa Dr: Phase 3 Main to Brown	$ 19,811,485	$ 30,982,355	$ 50,793,840	
Lehi SUP - Phase II and Nodes	$ 12,924,864		$ 12,924,864	Design
Mesa Gateway Phase III SUP	$ 11,755,640		$ 11,755,640	Concept Report
US 60 SUP: Eastern to Consolidated	$ 12,993,720		$ 12,993,720	Design
Downtown SUP	$ 12,050,816		$ 12,050,816	Concept Report
Thomas Rd SUP	$ 16,957,200		$ 16,957,200	Concept Report
Higley: McKellips Rd to Broadway Rd (raised medians)	$ 10,386,624		$ 10,386,624	Comprehensive Safety Action Plan
AR - Broadway: Spur to Gilbert Rd	$ 8,151,104		$ 8,151,104	
Broadway: Stapley Dr to Gilbert Rd (raised medians)	$ 10,632,720		$ 10,632,720	Comprehensive Safety Action Plan
Bond Issuance	$ 1,500,000		$ 1,500,000	
	$ 134,011,707	**$ 52,359,397**	**$ 186,371,104**	

2026 Transportation Bond Projects



Two Questions for 2026 Bond

Public Safety

Transportation

2026 Bond Authorization	Average Annual Impact Over 26 Years Assessed Value $250,000*	Average Annual Impact Over 26 Years Mesa Median Assessed Value ($194,975)*
$150M Public Safety	$33	$26
$135M Transportation	$36	$28
$285M Total	**$69**	**$54**

*Maricopa County Assessed Limited Property Values - Taxable Value, Not Sales Value

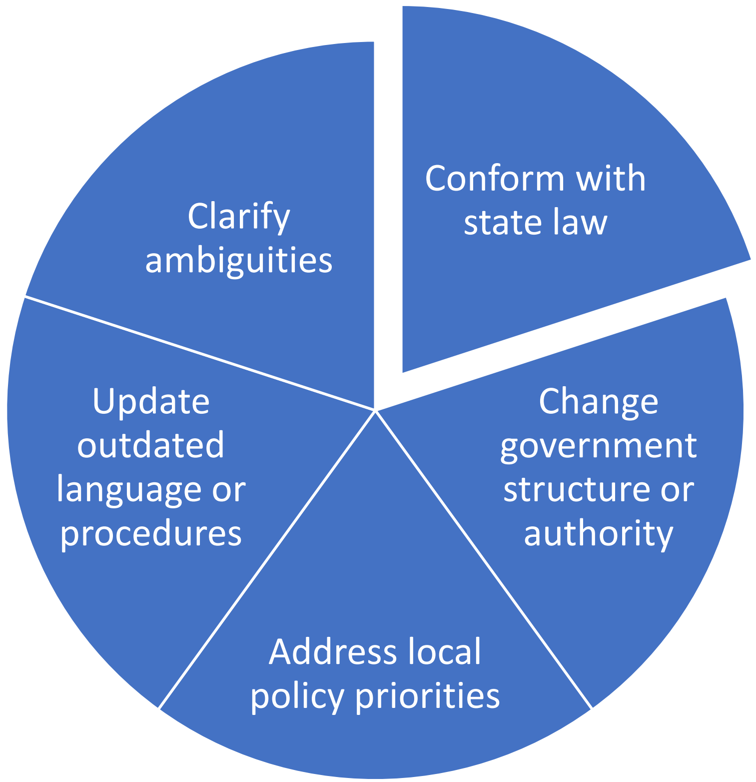
Proposed Amendments to the Mesa City Charter

2026 General Election Ballot

hat is a City Charter?

- A City Charter is a city’s foundational governing document.
- Mesa first adopted the City Charter in August 1967.

Why are Charter Amendments Proposed?



ocess for City Charter Amendments

- Section 903 of the City Charter provides the process for Charter Amendments.
  - Amendments may be framed and proposed: by ordinance of the Council, report of a Charter Commission created by ordinance, and an initiative by the electors.
  - After submission of a proposed amendment, the Council shall submit same to the electors.
  - If approved by majority, amendment becomes effective after a set time or 30 days, and upon approval of the Governor.

- Amendments approved at 14 elections since 1967.

y Charter, Article II – City Council

Section 209: Procedure – relating to Council meeting procedures

Section 211: Ordinances in General – relating to posting and publication procedures

y Charter, Section 209(A): City Council Meetings

- Sets forth certain procedures applicable to Council meetings, including the time, place, and frequency of regular meetings, public notice of meetings, and purposes for which the Council may convene an executive session.

- State law regulates these same procedures.

ction 209(A) – proposed amendment

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Schedule of Meetings:

The Council shall, **BY ORDINANCE, FIX THE TIME AND PLACE OF** hold**ING** ~~a~~ regular meeting**S** ~~at least twice in every month at such times and place as the Council may prescribe by ordinance~~ **IN ACCORDANCE WITH STATE LAW**.

A.R.S.§ 9-233 requires the Council to:

> “by ordinance, fix the time and place of holding stated meetings…”

Council, by ordinance and Mesa City Code Section 1-5-2, has fixed the time and place as follows:

> “The regular meetings of the Mesa City Council will be held on the first and third Monday evenings of each month at 5:30 p.m. unless a notice providing otherwise is posted in accordance with the Arizona Open Meetings Act.”

ction 209(A) – proposed amendment, cont.

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Notice of Meetings:

Special meetings may be held on the call of the Mayor or of an absolute majority of the Council ~~and, whenever practicable, upon no less than twenty-four (24) hours notice to each member and the public. News media located in the city shall be given prior notice of the time and place of such meetings~~. **PUBLIC NOTICE OF ALL REGULAR AND SPECIAL MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH STATE LAW**.

A.R.S. § 38-431.02 imposes specific requirements related to public notice of meetings.

Section 209(A) – proposed amendment, cont.

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Executive Sessions:

All such regular ~~or~~**AND** special meetings shall be open to the public, provided, however, ~~that~~ the Council may recess and ~~discuss in~~ **HOLD AN** executive session ~~any matter which might defame or prejudice the character or reputation of any person, matters relating to negotiations for the acquisition of real estate or public utilities or to the settlement of claims or litigation, or personnel matters~~ **ONLY FOR THOSE PURPOSES ALLOWED BY STATE LAW**~~,~~ and provided ~~that the final~~ **ANY REQUIRED COUNCIL** action thereon shall ~~not~~ be taken ~~by the Council except~~ at a public meeting.

A.R.S. § 38-431.03 enumerates the purposes for which a public body may hold an executive session.

ction 209(A) – Proposed Language

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Section 209: PROCEDURE

(A) MEETINGS. The Council shall, by ordinance, fix the time and place of holding regular meetings **in accordance with state law**. Special meetings may be held on the call of the Mayor or of an absolute majority of the Council. Public notice of all regular and special meetings shall be given **in accordance with state law**. All such regular and special meetings shall be open to the public, provided, however, the Council may recess and hold an executive session only for those purposes **allowed by state law** and provided any required Council action thereon shall be taken at a public meeting. The Council may hold informal meetings in advance of any regular or special meetings for the purpose of discussing matters on the agenda or other matters pertaining to the welfare of the City.

City Charter, Section 211: Ordinances in General

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Section 211(B): Procedure – relating to posting

Section 211(D): “Publish” defined – relating to publishing

ction 211(B): Procedure

- Governs the notice procedures for proposed ordinances.
- Requires, following introduction of an ordinance, that the City Clerk post a copy of the ordinance in three public places within the City and that a summary of the ordinance be published in a newspaper prior to a public hearing.

- Governs the notice procedures for adopted ordinances.
- Requires, following the adoption, that the City Clerk post a copy of the ordinance in three public places within the City and a full copy of the adopted ordinance must be published in the newspaper.

Section 211(B)(1) - proposed amendment

"Upon introduction of any ordinance, the City Clerk shall distribute a copy to each Councilmember. The Clerk shall file copies in his office to be made available to the pubic, shall post a copy **OF EACH ORDINANCE IN ACCORDANCE WITH THE STATE LAW ABOUT THE POSTING OF ORDINANCES AND NOTICES** ~~in each of the three (3) public places designated for the posting of public meeting notices and agendas~~, and shall publish at least one (1) time a summary of the ordinance, together with a notice setting out the time and place for a public hearing thereon and for its consideration by the Council."

A.R.S. § 9-813 sets forth notice procedures of certain ordinances. In 2021, it was amended to reduce the number of required postings, from three public postings to one, and added a requirement that such ordinances be posted to the City's website.

Section 211(B)(4) - proposed amendment

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All adopted ordinances shall be publicly posted as provided in Subsection (B)**(1)** and shall be published in ~~full~~ **ACCORDANCE WITH STATE LAW** within two (2) weeks following adoption as provided in Subsection (D).

Section 211(D): Publish – proposed amendment

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“PUBLISH” DEFINED. As used in this Charter, the term “publish” means to print, **DISPLAY, OR OTHERWISE MAKE AVAILABLE IN ACCORDANCE WITH STATE LAW.** ~~at least one (1) time in one (1) or more newspapers of general circulation in the City.~~

ction 211: Proposed Charter Amendment

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- Amending Charter Section 211 will:
  - Add a requirement that each ordinance be posted on the City's website;
  - Revise the number of physical public postings to require ordinances be posted at one physical location in Mesa, instead of three;
  - Update the definition of "publication" so the City can utilize modern publication practices as permitted by the State.

Next Steps

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- Council Direction on Proposed Charter Amendments
  - Section 209(A) – Council Meeting Procedure
  - Section 211(B) and 211(D) – Ordinance Posting and Publication
- May 18, 2026 – Introduction of Ordinance(s) for Charter Amendment(s)
- June 1, 2026 – Adoption of Ordinance(s) for Charter Amendment(s)
- November 3, 2026 – General Election

Section 209(A) – current language

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“ The Council shall hold a regular meeting at least twice in every month at such times and place as the Council may prescribe by ordinance. Special meetings may be held on the call of the Mayor or of an absolute majority of the Council and, whenever practicable, upon no less than twenty-four (24) hours notice to each member and the public. News media located in the city shall be given prior notice of the time and place of such meetings. All such regular or special meetings shall be open to the public, provided, however, that the Council may recess and discuss in executive session any matter which might defame or prejudice the character or reputation of any person, matters relating to negotiations for the acquisition of real estate or public utilities or to the settlement of claims or litigation, or personnel matters, and provided that the final action thereon shall not be taken by the Council except at a public meeting...”

Section 211(B): Procedure – current language

(B) PROCEDURE:

1. Upon introduction of any ordinance, the City Clerk shall distribute a copy to each Councilmember. The Clerk shall file copies in his office to be made available to the pubic, shall post a copy in each of the three (3) public places designated for the posting of public meeting notices and agendas, and shall publish at least one (1) time a summary of the ordinance, together with a notice setting out the time and place for a public hearing thereon and for its consideration by the Council.

4. All adopted ordinances shall be publicly posted as provided in Subsection (B)1 and shall be published in full within two (2) weeks following adoption as provided in Subsection (D).

Section 211(D): Publish – current language

"As used in this Charter, the term "publish" means to print, at least one (1) time in one (1) or more newspapers of general circulation in the City."

Section 211(D) – Amended Language

“PUBLISH” DEFINED. As used in this Charter, the term “publish” means to print, display, or otherwise make available in accordance with state law.