

COUNCIL MINUTES

September 8, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on September 8, 2025, at 5:45 p.m.

COUNCIL PRESENT

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

COUNCIL ABSENT

None

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

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

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Mayor Freeman led a moment of silence to honor the individuals who were killed on September 11, 2001.

Pledge of Allegiance was led by Mayor Freeman.

Invocation by Elder Matthew Riggs with the Church of Jesus Christ of Latter-Day Saints.

There were no awards, recognitions, or announcements.

1. Take action on all consent agenda items.

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Spilsbury, seconded by Councilmember Duff, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

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

Carried unanimously.

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

Minutes from the Study Sessions held on July 8, 2025, and from the Regular Council Meeting on August 25, 2025.

3. Take action on the following liquor license applications:

*3-a. Shop Kwik & Deli

A convenience store is requesting a new Series 10 Beer and Wine Store License for Shop Kwik 323 LLC, 323 North Gilbert Road, Suite 101-102 - Amarjit Singh, agent. The existing license held by Joeys Beer and Wine LLC will revert to the state for modification. **(District 1)**

*3-b. Calitacos

A restaurant that serves breakfast, lunch, and dinner is requesting a new Series 12 Restaurant License for Cali Tacos Lindsay LLC, 2757 East Main Street - Andrea Dahlman Lewkowitz, agent. There is no existing license at this location. **(District 1)**

*3-c. One Pot Fusion

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Mundeemak LLC, 502 South Dobson Road, Suite 6 - Chunyarat Rungruang, agent. There is no existing license at this location. **(District 3)**

*3-d. GJ Liquors

A convenience store with a gas station is requesting a new Series 9 Liquor Store License for GJ Liquors LLC, 753 West Broadway Road - Jackaran Singh, agent. There is no existing license at this location. **(District 4)**

*3-e. Pizzicata-Mesa

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for Pope Legacy Ventures LLC, 6210 East McKellips Road - David Lynn Pope, agent. The existing license held by Pizzicata Mesa LLC will revert to the State. **(District 5)**

4. Take action on the following contracts:

*4-a. See: **Items not on the Consent Agenda**

*4-b. Dollar Limit Increase to the Term Contract for Custodial Services for City Facilities - Zone 7 for the Facilities Management Department. **(Citywide)**

This contract provides custodial services such as cleaning offices, restrooms, and common areas; waste management; restocking supplies; and providing specialized cleaning services for approximately 68 City facilities. A dollar limit increase is needed for the addition of the Northeast Public Safety Facility and the Gene Autry Clubhouse.

The Facilities Management Department and Procurement Services recommend increasing the dollar limit with Landmark Building Maintenance Services LLC, dba Pivot Building Services, by \$117,100 from \$848,000 to \$965,100 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-c. 10-Month Use of a Cooperative Term Contract with Renewal Options for Transmission Repair Services for the Fleet Services Department. **(Citywide)**

The City of Mesa has a fleet of over 1,600 heavy-duty and light-duty vehicles that Fleet Services maintains. This contract establishes service labor rates and associated pricing required to complete repairs by qualified vendors and pricing for the purchase of transmission parts and replacements for repairs performed by the City of Mesa Fleet Services staff.

The Fleet Services Department and Procurement Services recommend authorizing the purchase using the Mesa Public Schools, Strategic Alliance for Volume Expenditures (S.A.V.E.) cooperative contract with AAMCO, GJH Motors, Jasper Engines, Larry H Miller Mesa, RWC Group, Sun Auto & Tire, and W.W. Williams at \$200,000 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. See: **Items not on the Consent Agenda**
- *5-b. Approving and authorizing the City Manager to purchase and enter into contracts with qualified electric power suppliers through a reverse auction process for up to two firm electric power products and associated energy, for up to 10 Megawatts (MW) of Base supply, for a contract term not to exceed 18 months, for a total cost not to exceed \$2,566,720. **(Districts 1 and 4)** – Resolution No. 12409
- *5-c. ZON25-00529 "CV-Germann Industrial Park." 38.8± acres located approximately 1,300± feet east of the northeast corner of South Ellsworth Road and East Germann Road. Site Plan Review for an approximately 663,992± square foot industrial park. AEI Arizona OZ Fund LLC, owner; Andrews Design Group, applicant. **(District 6)** – Resolution No. 12410

Staff Recommendation: Approval with conditions

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

- *5-d. Approving and authorizing the City Manager to acquire additional natural gas pipeline transmission capacity directly with Transwestern Pipeline Company, LLC or through the Arizona Electric Power Cooperative, Inc. for up to 8,000 Dekatherms per day of capacity and execute associated contractual documents. **(Citywide)** – Resolution No. 12411

6. Take action on the following resolution declaring Mesa City Code Title 11, "Chapter 14 - Employment Opportunity District" to be a public record and available to the public, and introducing the following ordinance and setting September 22, 2025 as the date of the public hearing:

- *6-a. A resolution declaring the documents filed with the City Clerk titled "Chapter 14 - Employment Opportunity District" to be a public record and providing for the availability

of the documents for public use and inspection with the City Clerk. – Resolution No. 12412

- *6-b. 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)

7. Introduction of the following ordinances and setting September 22, 2025 as the date of the public hearing on these ordinances:

- *7-a. 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

Staff Recommendation: Adoption

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

- *7-b. See: **Items not on the Consent Agenda**
- *7-c. See: **Items not on the Consent Agenda**

Items not on the Consent Agenda

- 4-a. Four-Year Term Contract for Water & Wastewater Treatment Chemicals for the Water Resources Department. **(Citywide)**

This contract establishes qualified primary and secondary contractors for the supply and delivery of Hydrochloric Acid and Hydrofluorosilicic Acid. These chemical compounds are critical reagents utilized in the City’s water treatment and wastewater operations to maintain safe, efficient, and regulatory-compliant facilities.

The Water Resources Department and Procurement Services recommend awarding Primary and Secondary contracts to the lowest, responsive, and responsible bidders, Brenntag Pacific, Inc., Hill Brothers Chemical Company, and Pencoco, Inc., at \$200,000, annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Aleks Vranicic, a Mesa resident, urged the Council to amend the agreement and remove fluoride from Mesa’s public water supply, specifically hydrofluorosilicic acid, and discussed the dangers of hazardous and toxic chemicals.

Mayor Freeman commented that the decision to add fluoride to the water was a voter-approved referendum.

City Attorney Jim Smith requested additional time to conduct further research on the legalities of the voter-approved decision before commenting.

Councilmember Adams suggested postponing agenda Item 4-a until more research is conducted on fluoride and City water.

Mr. Smith advised Council that Item 4-a can be continued and he referred to the Water Resources Department for specific timelines or requirements.

Water Resources Director Christopher Hassert stated that in the early 2000s, voters approved the addition of fluoride to the City's water and he explained the compound level used for fluoridation. He acknowledged that strong arguments exist on both sides of fluoridating water.

Responding to a question from Councilmember Spilsbury, Mr. Hassert replied that he believes there is a sufficient supply of the compound used to fluoridate the water. He explained that fluoridating the water is an aesthetic addition and does not affect the safety of the water, and Mesa's water continues to comply with the Safe Drinking Water Act.

Councilmember Spilsbury suggested voting to approve Item 4-a to ensure the City maintains the necessary supplies for its water and continue researching the voter-mandated measure for further discussion.

Discussion ensued on options for Council's direction and current supply of components used to treat Mesa's water supply.

Mr. Hassert added that Mesa's surface water supply for the area comes from the Val Vista Water Treatment Plant, which is co-owned with the City of Phoenix. He emphasized that the City of Phoenix manages and operates the Val Vista Water Treatment Plant and fluoridates the water, which will therefore continue to be fluoridated by Phoenix. He noted that all three treatment plants in Mesa include fluoridation as part of the treatment process.

Councilmembers Goforth, Heredia, and Duff expressed their support to approve Item 4-a and continue research and discussions to ensure the mandate is protected.

Councilmember Adams commented that he is hesitant to vote without knowledge of the specifics of the mandate and does not want to override the will of the people. He recommended adding this topic to an agenda for future discussion.

It was moved by Councilmember Spilsbury, seconded by Councilmember Duff, that Item 4-a be approved.

Upon tabulation of votes, it showed:

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

Carried unanimously.

- 5-a. Approving and authorizing the City Manager to enter into a ground lease, development agreement, and option to purchase agreement; and three phase-specific development agreements and real estate sales agreements between the City of Mesa and RN 1 Real Estate, LLC (aka, Culdesac) to lease and for the development and sale of approximately

25-acres of City-owned land at the southwest corner of University and Mesa Drives.
(District 4) – Resolution No. 12408

Mayor Freeman acknowledged a comment card submitted by Aleks Vranicic, who did not wish to speak, stating he is in opposition to the Culdesac project.

Carey Davis, a Mesa resident, spoke in opposition to the Culdesac project and mentioned potential negative impacts to the City. He requested that Council consider another alternative for the 25 acres.

Terry Madeksza, unknown residence, supports the Culdesac project and the population growth for Downtown Mesa that will support local businesses, as well as nearby investments. She stated that bringing Tempe's successful Culdesac model will elevate Mesa as a place to live, visit, and invest. She urged the support of Council to collaborate with the Culdesac team and business community to ensure its success.

Armando Hernandez, a Phoenix resident, commented that as a Tempe Culdesac business owner, he has had a positive experience with the developer. He listed other businesses he owns in Downtown Mesa and discussed the challenges with the summer weather, suggesting that Culdesac will have a positive impact to help flourish and grow businesses in the downtown area.

Tim Sprague, unknown residence, expressed his support for the Culdesac project, which he believes will connect areas of Mesa with opportunities to flourish. He noted that to increase businesses in Mesa, residents must come first before businesses invest. He encouraged Council to vote in favor of the Culdesac project.

Downtown Transformation Manager Jeff McVay provided an overview of the three-phases of the Culdesac project, including the agreements for each phase that supports the connection of light rail and modes of transportation that help create a car-light development.

In response to a question from Mayor Freeman, Mr. McVay confirmed that there is some flexibility built into each phase to allow for more for-sale townhomes, a product that is middle density housing, attainable, and desirable across the city.

Mayor Freeman stated that he is in support of the project and hopes that by bringing additional density to the downtown areas the light rail will be utilized more.

Vice Mayor Somers and Councilmembers Heredia, Adams, Goforth, Spilsbury, and Duff expressed their support for the project due to the quality of development, population and business growth, for-sale units, and the benefits to the Downtown Mesa area.

Responding to a question posed by Mayor Freeman, Mr. Smith advised that if the developer does not meet certain conditions or requirements, the developer will not be able to close on the sale of each phase. He added that part of the phasing is to create deadlines and accountability in the event all property is not sold.

It was moved by Councilmember Duff, seconded by Councilmember Spilsbury, that Resolution No. 12408 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury

NAYS – None

Carried unanimously.

- 7-b. 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)

Mary Maybeno, a Mesa resident, expressed her opposition to the project and her concerns with the number of three-story, high-density apartments being built throughout East Mesa, which limit the mountain views. She stated that Mesa does not need more apartment complexes and cautioned against oversaturated apartments for rent instead of homeownership.

Planning Director Mary Kopaskie-Brown clarified that the project is designed for home ownership, not apartments.

In response to a question from Mayor Freeman, Ms. Kopaskie-Brown advised that the units are attached townhouses with a combination of two and three stories.

It was moved by Councilmember Spilsbury, seconded by Councilmember Duff, that Ordinance No. 5964 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury

NAYS – None

Carried unanimously.

- 7-c. 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)

Kimberly Van Riper, a Mesa resident, expressed her opposition to the Price Manor II Project due to the increased density, inaccurate community outreach/participation, and concerns with the Lehi Center Street intersections.

Kim Warden, a Mesa resident, voiced support for the development but urged preservation of the larger lot sizes.

Marilyn Crosby, unknown residence, shared her opposition to the project and requested that Council consider an alternative project due to the density.

Mayor Freeman stated that Annette Williams, a Mesa resident, submitted a comment card opposing the project but did not wish to speak.

Ms. Kopaskie-Brown explained that the applicant conducted a citizen participation meeting for the Price Manor II Project and the comments from the meeting were reflected in the citizen participation report. She noted that the code was followed in terms of the requirements for the citizen participation plan and the Planning and Zoning Board considered the public comments. She added that staff had confirmed the report accurately reflected the discussion at the meeting.

Councilmember Adams commented he is not in support of the project due to its location and wants to continue discussions for clarity on the project.

Sean Lake, Attorney for Pew & Lake, P.L.C., described the project as for-sale middle housing homes, as well as the surrounding area. He mentioned a neighborhood meeting was held where both opposition and supported for the project were expressed. He emphasized his intent to maintain an open dialogue and continue discussions while researching options with the City to address traffic concerns.

In response to multiple questions from Councilmember Spilsbury, Mr. Lake answered that the Price Manor II Project will have larger lots and is less dense than Price Manor I. He confirmed that the goal of the developer is to have two properties sharing one Homeowners Association (HOA) with a total of 102 lots. He provided an overview of the history of the property which was originally zoned single residential (RS-9) with 9,000 square foot lots in 2005.

It was moved by Councilmember Duff, seconded by Councilmember Spilsbury, that Ordinance No. 5965 be adopted.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury

NAYS – None

Carried unanimously.

8. Items from citizens present.

Aleks Vranicic, a Mesa resident, commended the City of Mesa (COM) for its steadfast commitment to the 287(g) agreement which strengthens and provides safety to Mesa's communities. He indicated as an immigrant he believes immigration must be done lawfully and stated that the 287(g) agreement only targets those who break the laws. He added that Mesa's unique partnership with Immigration and Customs Enforcement (ICE) deters criminal activity by undocumented individuals and protects and benefits families and communities.

Mary Maybeno, a Mesa resident, urged the COM to maintain the 287(g) agreement with ICE and to cooperate fully in all matters relating to the routine duties of police officers.

Scott Grainger, a Mesa resident, expressed his support for the 287(g) agreement with ICE.

Mary Ann Mendoza, a Mesa resident, shared her personal story of her son, Sergeant Brandon Mendoza, who was killed by an illegal when the 287(g) agreement was not in effect. She supports the 287(g) agreement and believes the agreement makes Mesa's communities safer.

City Clerk Holly Moseley announced that the following citizen submitted a comment card regarding homelessness:

- Jan McDaniel, a Mesa resident

Ms. Moseley announced that the following citizens submitted a comment card in opposition to the 287(g) Cooperation Agreement with ICE:

- Ryan Jara Bersch, a Mesa resident
- Jillian Ryan, a Mesa resident
- Marissa, a Mesa resident
- April Joy, a Gilbert resident
- Elizabeth Holmes, a Mesa resident
- Kathryn E. Soderquist, a Mesa resident
- Edwina Vogan, unknown address
- Shelly Gordon, unknown address

Ms. Moseley announced that the following citizens submitted a comment card in support of the 287(g) Cooperation Agreement:

- JoAnne Robbins, a Mesa resident
- Brian Eckley, a Mesa resident
- Amy Eckley, a Mesa resident
- Elaine Klusmann, a Mesa resident
- Jeff Klusmann, a Mesa resident
- Jan Krygier, a Mesa resident
- Rick Schwalback, a Mesa resident
- Jenny Hallstrom, a Mesa resident
- Mark Robbins, A Mesa resident
- Lynda Patrick-Hayes, a Mesa resident
- Wendall Allison, a Mesa resident
- Charles E. Henry, a Mesa resident
- David L. Smith, a Mesa resident
- Dorean Taylor, a Mesa resident
- Mark Kimball, a Mesa resident
- Kevin Medema, a Mesa resident
- Matt Greer, a Mesa resident
- Neil Johnston Rouse II, a Mesa resident
- Lawrence Moody, a Mesa resident
- Linda Wallace, a Mesa resident
- Barbara Hiatt, a Mesa resident
- Donald Hiatt, a Mesa resident
- Dan F. Blackburn, a Mesa resident
- William Booine, a Mesa resident
- Suzette Coggins, a Mesa resident
- Michelle Master, a Mesa resident
- Rachel Altman, a Mesa resident
- Don Hanson, a Mesa resident
- Lori King, a Mesa resident
- Lisa Pena, a Mesa resident
- Marc Lavender, a Mesa resident
- Susan Ellsworth, a Mesa resident
- Tara Rowland, a Mesa resident
- Spencer Rowland, a Mesa resident
- Walter von Kampen, a Mesa resident
- Nancy Wigton, a Mesa resident
- John Wigton, a Mesa resident
- Thomas Quillen, a Mesa resident
- Sherrie Quillen, a Mesa resident
- Rustin Pearce, a Mesa resident
- Julie Crane, a Mesa resident
- Julie Sessions, a Mesa resident
- Rick Obley, a Mesa resident
- Stephen C. Ochoa, a Mesa resident
- Jennifer Erickson, a Mesa resident
- Dana Medema, a Mesa resident
- Heather Scantlebury, a Mesa resident
- Robert Scantlebury, a Mesa resident
- Elizabeth Perkins, unknown address
- Larry Perkins, a Mesa resident
- Deborah DeVold, a Mesa resident
- Martin DeVold, a Mesa resident
- Patti Patterson, a Mesa resident

- Lynne Spear, a Mesa resident
- Dean Johansen, a Mesa resident
- Clare Reading, a Mesa resident
- James Reading, a Mesa resident
- Connie Wiekhorst, a Mesa resident
- Mary Lou St. Cry, a Mesa resident
- Vaunce Ann Lewis, a Mesa resident
- Suzannah Wickline, a Mesa resident
- Robyn R. Kleinman, a Mesa resident
- Barbara D. Johnson, a Mesa resident
- Phillis Rogers, a Mesa resident
- Greg Oswalt, a Mesa resident
- Melody Whetstone, a Mesa resident
- Gary Whetstone, a Mesa resident
- Amber Gilbert, a Mesa resident
- Scott Grainger, a Mesa resident
- Maria Grainger, a Mesa resident
- David E. Smith, a Mesa resident
- Terrie Hathcock, a Mesa resident
- Carey Davis, a Mesa resident
- Anne Vranicic, a Mesa resident
- Lisa Pearce, a Mesa resident
- Julie Ryan, unknown address
- Meg Rubine, unknown address

9. Adjournment.

Without objection, the Regular Council Meeting adjourned at 7:22 p.m.

MARK FREEMAN, MAYOR

ATTEST:

HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 8th day of September 2025. I further certify that the meeting was duly called and held and that a quorum was present.

HOLLY MOSELEY, CITY CLERK

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